KEMPSEY LOCAL GROWTH 2041

MANAGEMENT STRATEGY

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KEMPSEY Shire Council

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ACKNOWLEDGEMENT OF COUNTRY

Kempsey Shire Council acknowledges the land of the Thunggutti/Dunghutti Nation. We pay respect to Elders past and present. We acknowledge the role of emerging leaders to continue to guide us in the future. We acknowledge the Stolen Generations and the need to change practices to be inclusive. This land always was and always will be Thunggutti/ Dunghutti Land.

PART A – KEMPSEY SHIRE CONTEXT

1 INTRODUCTION

1.1 What is a Local Growth Management Strategy?

Kempsey Shire Council has developed this Local Growth Management Strategy (LGMS) to set the direction for future population growth and development within Kempsey Shire to 2041.

This Strategy provides a guide for future development areas for housing and employment lands ensuring alignment with key infrastructure.

It contains proposals for future steps including potential LEP and DCP amendments, which will be subject to separate statutory processes under the *Environmental Planning and Assessment Act 1979*. It also includes implementation strategies to support the growth of Kempsey Shire.

It builds on the work of the Local Strategic Planning Statement 2020 (LSPS) and aligns with both the North Coast Regional Plan 2036 (and recently released draft North Coast Regional Plan 2041) and other Council strategies, including the recently adopted Community Strategic Plan 2042.

1.2 How was this Local Growth Management Strategy developed?

This Local Growth Management Strategy has been developed in response to the aims articulated in the LSPS to investigate opportunities for the release of residential land in locations which among other things have:

- ready access to principal transport corridors; and
- proximity to sizable population centres.

This Local Growth Management Strategy has been developed from a strong evidence-base, including completion of previous background studies to inform its preparation, including:

- A local housing strategy 2021*;*
- An employment lands assessment 2022;
- A scenic protection layer review 2022; and
- A local character statement review 2022.

This Local Growth Management Strategy has also been prepared to accord with the relevant provisions of the *North Coast Settlement Planning Guidelines 2019.*

1.3 How does the Local Strategic Planning Statement inform this Local Growth Management Strategy?

Linked to the North Coast Regional Plan, the LSPS establishes a 20-year vision for land use in the local government area and identifies the special characteristics which contribute to the local identity of Kempsey Shire. It recognises shared community values to be maintained and enhanced, nominating how growth and change will be managed into the future, including through the preparation of this Local Growth Management Strategy.

The LSPS also provides interim character statements for key places. This Local Growth Management Strategy addresses growth management strategies and character statements for each of these key places, as well as Shire-wide strategies to promote housing and employment growth (refer Figure 1).

1.4 Will this impact Employment Zones?

In December 2021, the reform of the employment zones was finalised with the introduction of 5 new employment zones and 3 supporting zones into the Standard Instrument (Local Environmental Plans) Order 2006.

Department of Planning and Environment are now implementing the employment zones with proposed amendments to individual local environmental plans (LEPs) across NSW.

The employment zones will be in place within individual LEPs by 1 December 2022 when the Business and Industrial zones will be repealed (NSW Department of Planning and Environment, 2022). The final Local Growth Management Strategy will need to be amended to reflect the new employment zones.

1.5 Does the Local Strategic Planning Statement change the LEP?

Where this Local Growth Management Strategy recommends any zoning, height or other planning provision changes, a planning proposal will need to be prepared and approved to amend the Kempsey Local Environment Plan 2013.

Figure 1 – Relationship of LGMS to Other Strategies, Studies and Guidelines

2 CURRENT CONTEXT

2.1 Local Government Area Snapshot

The Kempsey Shire Council Local Government Area is located within the NSW Mid North Coast with the main township of Kempsey being located approximately halfway between the state capitals of Sydney and Brisbane. The shire is also located halfway between the regional centres of Port Macquarie and Coffs Harbour.

Map 1 identifies Kempsey Shire, which is bounded by:

- Nambucca Valley Council to the north;
- Armidale Regional Council and Walcha Council to the west;
- Port Macquarie-Hastings Council to the south; and
- The Pacific Ocean to the east.

Kempsey Shire covers an area of 3,380 km2 with an estimated resident population of approximately 29,929 residents as at 2020 (Informed Decisions, 2021).

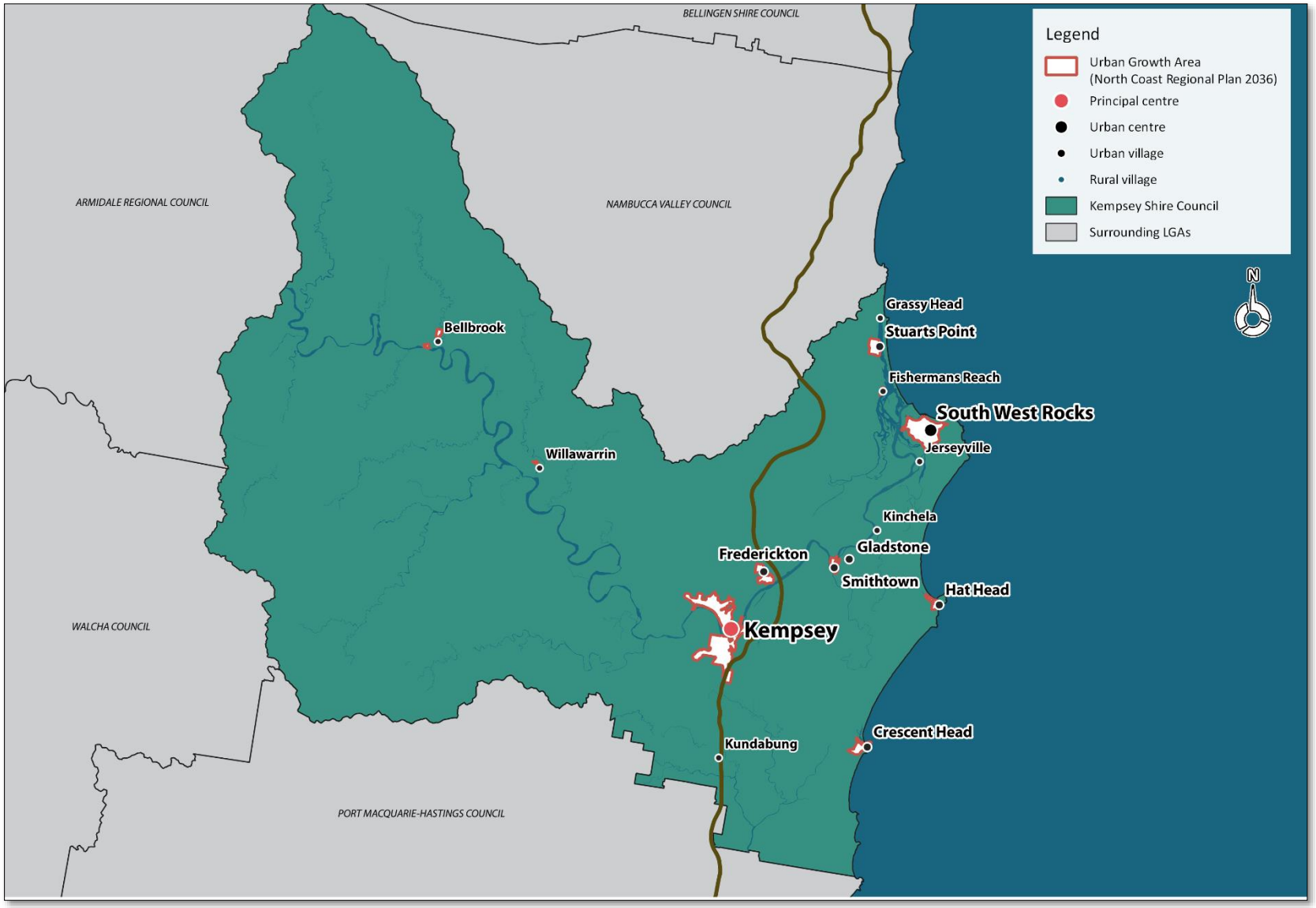
Kempsey Shire contains a range of natural landscapes and scenic areas as well as the Macleay River catchment and lower river coastal floodplain.

Kempsey Shire has a rich and diverse character spread across urban centres, villages and the countryside, made up of a mixture of residential, commercial and some industrial and agricultural lands.

The township of Kempsey forms the principal centre and focus for business activity within the Shire and is expected to continue to fulfil this role.

The Shire contains a number of other urban areas and rural villages, including:

- The urban centre of South West Rocks;
- The urban villages of Crescent Head, Stuarts Point, Hat Head, Gladstone-Smithtown and Frederickton; and
- The rural villages of Grassy Head, Fishermans Reach, Jerseyville, Kinchela, Kundabung, Willawarrin and Bellbrook.



Map 1 – Kempsey Shire Council Local Government Area and Surrounds

2.2 Population and Demographics

A summary of key demographic and socio-economic characteristics of the Kempsey Shire are summarised in Figure 2.

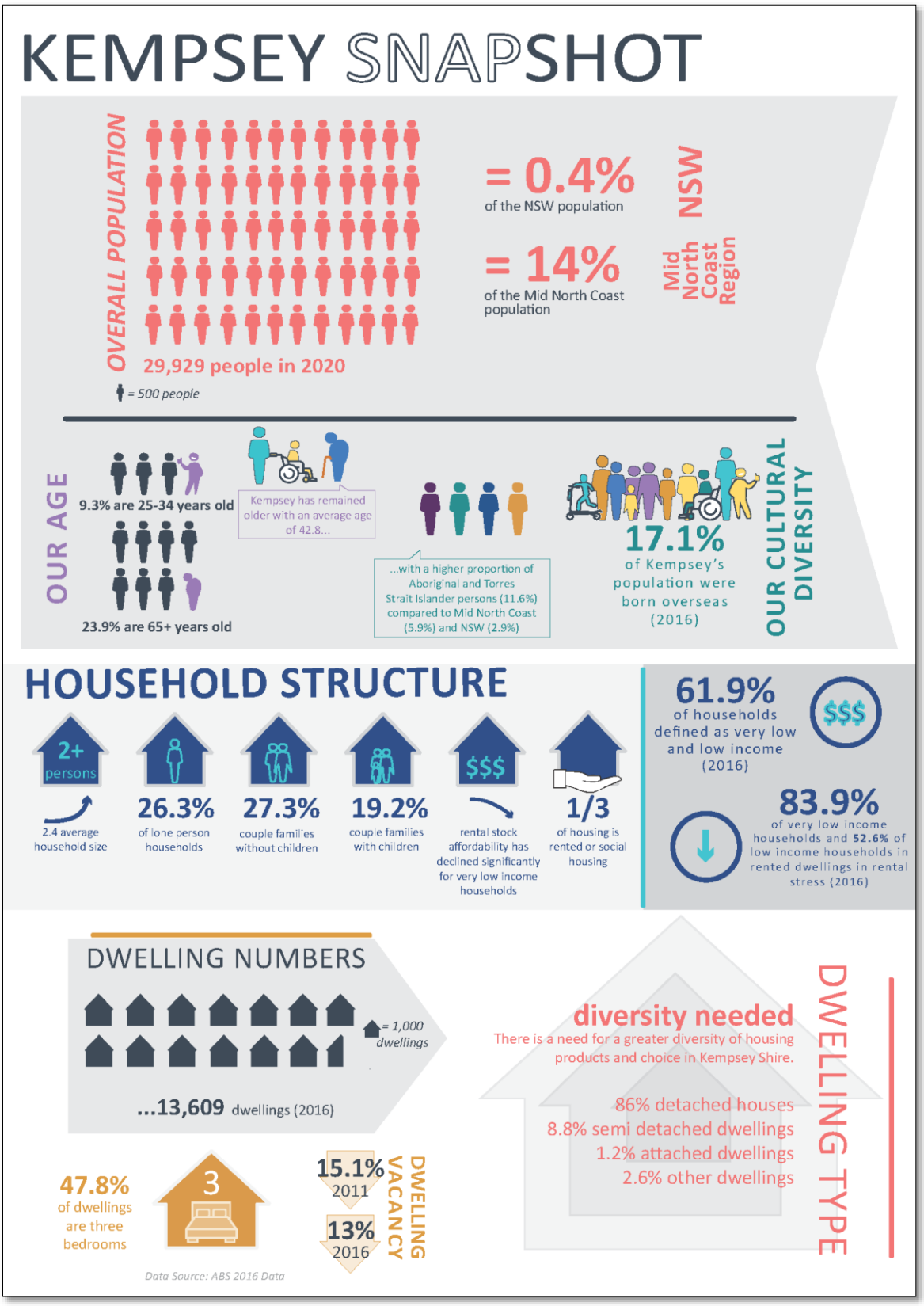


Figure 2 - Kempsey Shire Demographic Snapshot (Source: ABS Census 2016 and Profile ID 2021)

2.3 Employment and Jobs

A summary of the current employment and jobs characteristics for Kempsey Shire are summarised in Figure 3.

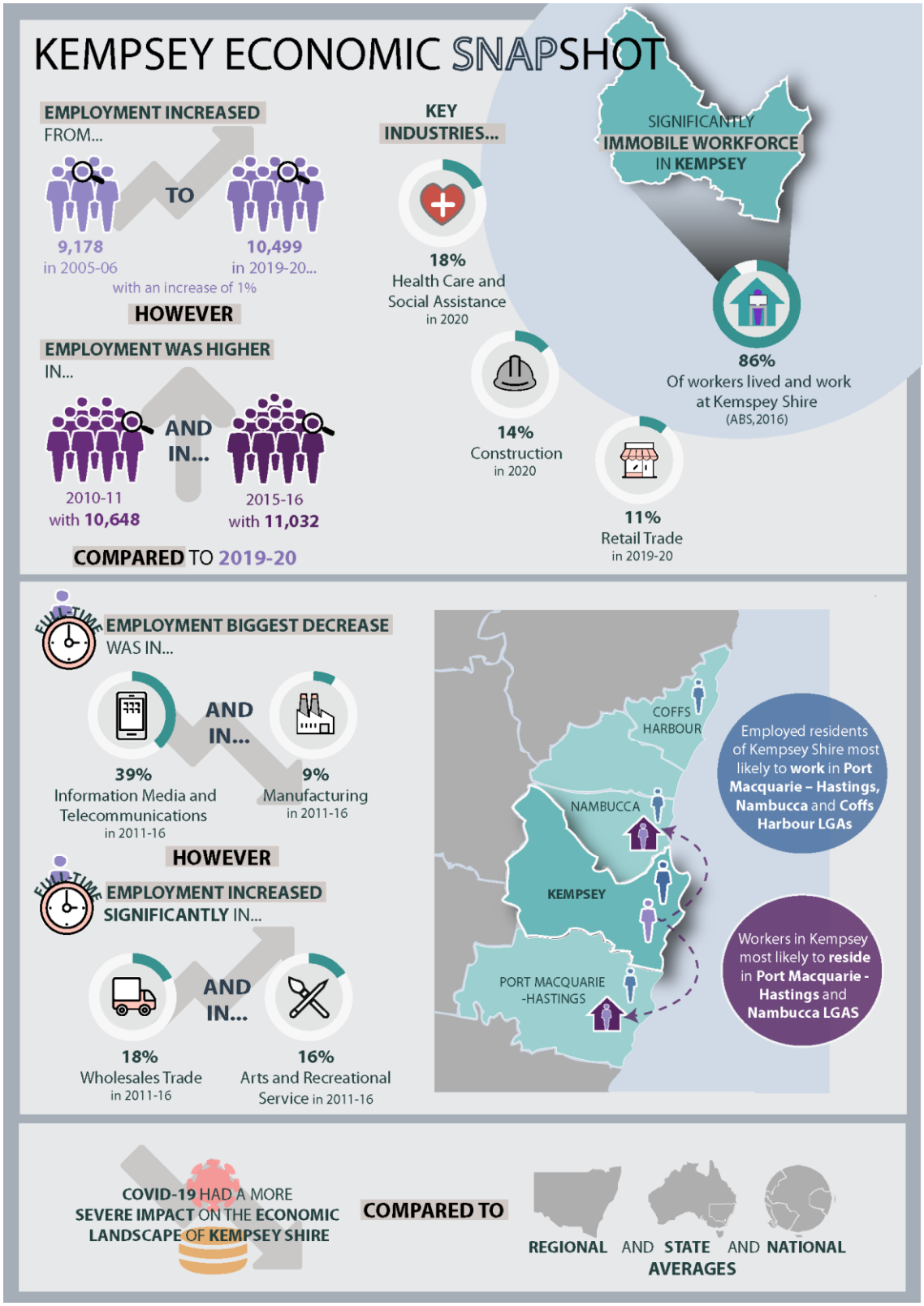


Figure 3 – Employment and Jobs Summary

3 FUTURE GROWTH

3.1 North Coast Regional Plan 2036

Although the North Coast Regional Plan 2036 (NCRP) anticipates 30,850 persons and 15,550 dwellings for Kempsey Shire by 2036, this Local Growth Management Strategy projects 35,350 people in 2041, in 16,941 dwellings. This Local Growth Management Strategy plans for growth over and above the projections in the NCRP because it is based on statistical information rather than projections.

The NCRP identifies 'urban growth areas' and 'existing employment land' which align with the Council land-use zones in the Kempsey Local Environmental Plan 2013.

The NCRP is currently being reviewed however no significant implications are anticipated. This is because the draft NCRP 2041:

- contains principles broadly consistent with those in the current NCRP.
- does not contain specific dwelling or employment targets that bind this Local Growth Management Strategy.
- includes 'investigation area – employment land' and 'investigation area – urban land' categories. These areas align with similar areas identified in Council's previous growth strategies.

The NCRP provides three planning principles for guiding growth:

- Principle 1: Urban growth is to be directed to identified growth areas.
- Principle 2: Land to the east of the Pacific Highway is identified to be sensitive coastal land and rural residential and urban development is limited.
- Principle 3: Urban centres are to provide housing diversity, jobs and vibrant communities while maintaining environmental values and avoiding natural hazards.

3.1.1 North Coast Regional Plan priorities

The NCRP contains a number of priorities for Kempsey Shire including:

- Foster stronger, strategic relationships with Port Macquarie and the Nambucca Valley.
- Develop opportunities to grow local jobs associated with increased connectivity provided by the upgraded Pacific Highway.
- Support the growth and diversification of the Shire's agricultural base by leveraging the strength off the dairy and cattle sector to encourage new opportunities for agribusiness and associated manufacturing and transport.
- Support new and emerging job opportunities associated with Kempsey District Hospital and the TAFE NSW Kempsey campus.
- Develop employment land at South Kempsey and Frederickton.
- Protect important farmland in the Macleay Valley.
- Identify opportunities to expand nature-based, adventure and cultural tourism by leveraging the area's environmental and iconic assets such as Trial Bay Gaol and Smoky Cape Lighthouse.
- Deliver housing in Kempsey, Crescent Head and South West Rocks.
- Support the unique character of the area's towns and villages at Collombatti, Frederickton, Yarravel, Euroka, Dondingalong, Verges Creek, Crescent Head, South Kempsey, Kundabung and Yarrahapinni.

This Local Growth Management Strategy provides a range of strategies to encourage employment growth and diversification and the delivery of more diverse forms of housing choice in existing established settlements.

It is anticipated that future residential growth will mostly be provided in Kempsey, South West Rocks, Frederickton, Crescent Head and Stuarts Point where residential land is available, a planning need exists, and necessary infrastructure is (or will be) available.

In the long term, the viability of residential development in the village of Kundabung may warrant investigation given its strategic location (adjacent the Pacific Highway and near Kempsey and Port Macquarie) along with the required reticulated water and sewage services being provided.

3.2 Population and Housing

The population of Kempsey Shire is expected to grow by 5,421 people between 2020-2041. This equates to a demand for approximately 2,790 additional dwellings. South West Rocks is expected to accommodate most of this growth. It is a major hub for future residential and commercial growth and remains an increasing tourism and lifestyle destination.

A South West Rocks Structure Plan is currently being developed to address its future growth potential. The Local Housing Strategy, prepared in support of this Local Growth Management Strategy, provides direction to the Structure Plan process by projecting a need for South West Rocks to achieve a dwelling target of an additional 1,582 dwellings between 2020-2041. This represents over 56% of all new dwellings in Kempsey Shire by 2041.

There is still a need to plan for the provision of an additional 1,208 dwellings by 2041. These will be distributed across various localities within the Shire, including Kempsey, Frederickton, Crescent Head and Stuarts Point.

These population projections assist Council in planning for the delivery of additional dwellings, infrastructure and services by 2041 and have been used to inform this Local Growth Management Strategy.

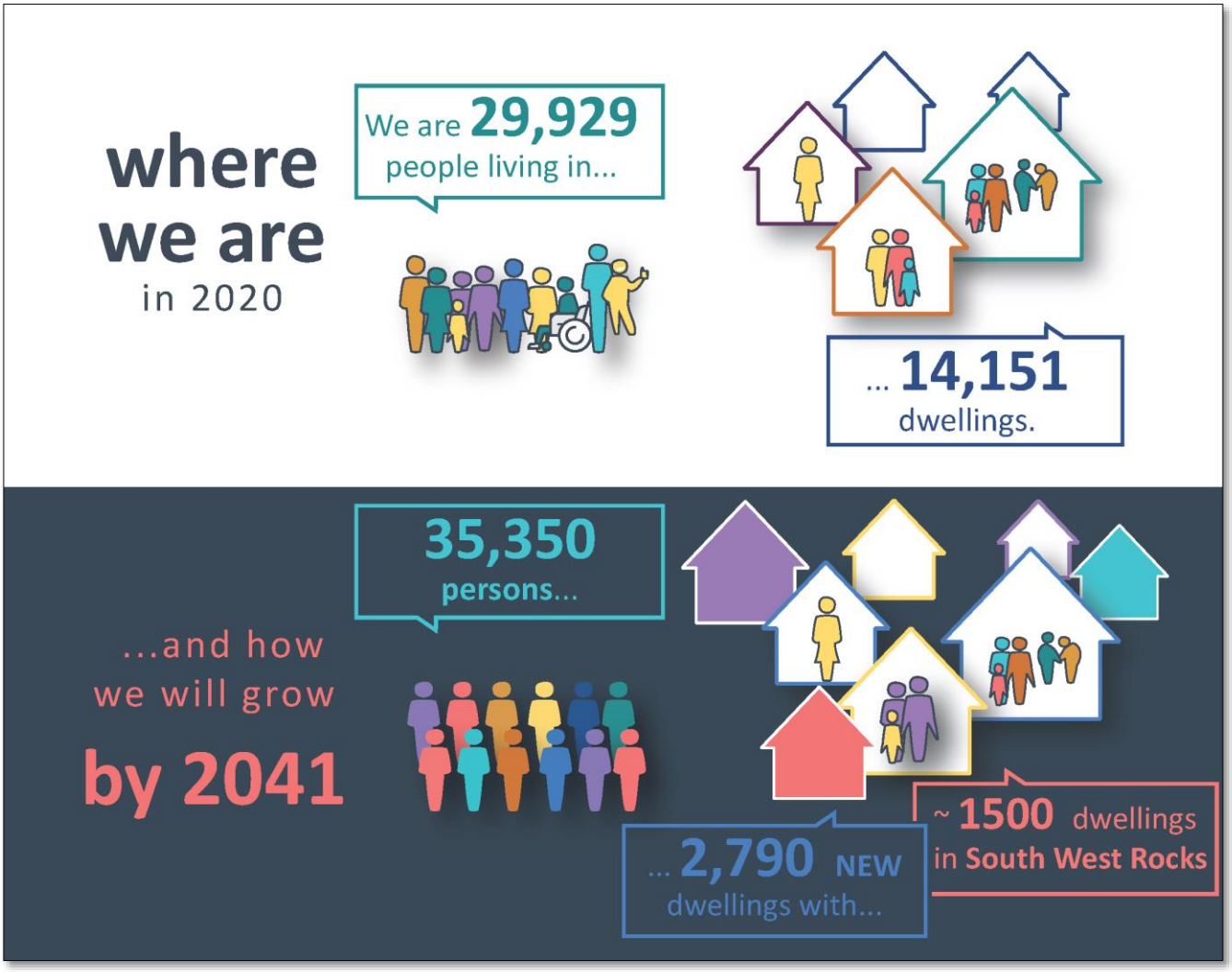


Figure 4 - Kempsey Shire Population and Dwellings 2020-2041

3.3 Employment

The Kempsey Employment Lands Assessment was prepared as a background study to inform the preparation of this Local Growth Management Strategy. It establishes the employment lands baseline to inform the development of future employment policies moving forward for the Shire.

Employment within Kempsey Shire is expected to increase from 10,948 jobs in 2016 to 15,370 jobs in 2041. This equates to an additional 4,422 jobs (refer Figure 5). These jobs are primarily expected to be in the sectors of health care and social assistance, retail trade, education and training, construction and accommodation, and food services.

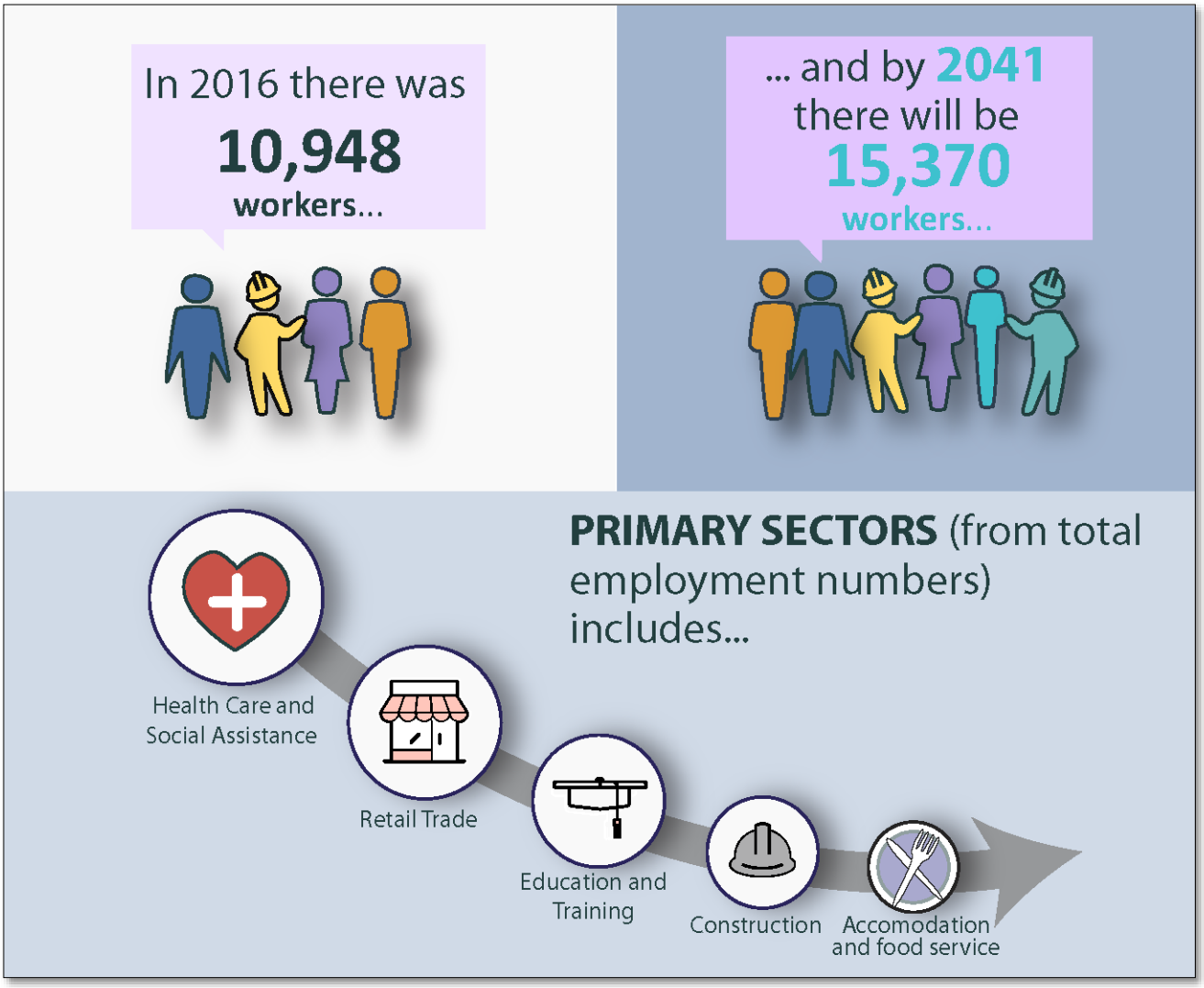


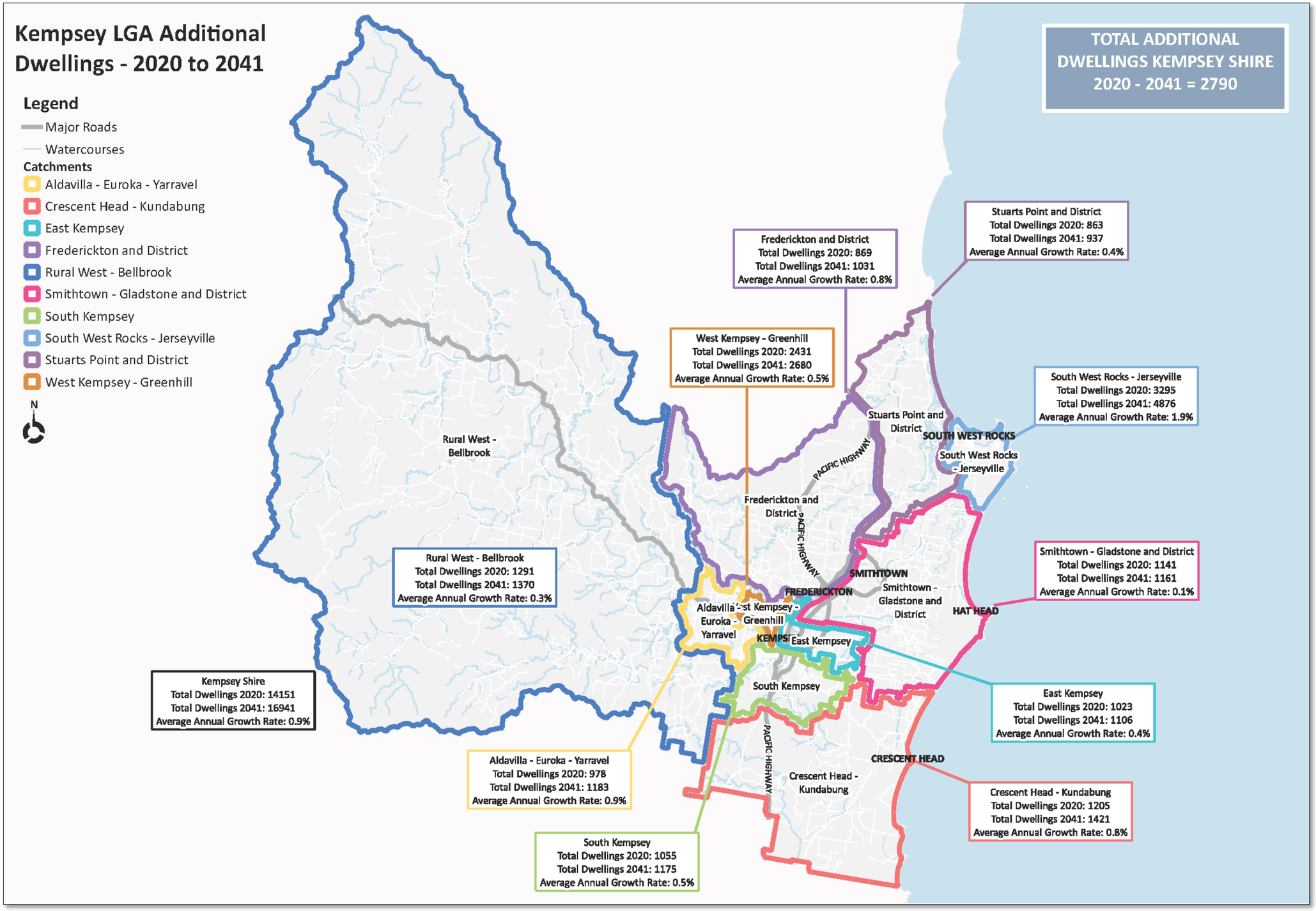
Figure 5 – Kempsey Shire Employment Projections 2020-2041

PART B – KEY ISSUES

4 Housing

The Local Housing Strategy informs actions for the provision of future housing to meet the needs of Kempsey Shire into the future. This was prepared as a background report to inform the preparation of this Local Growth Management Strategy.

Map 2 indicates the total housing projections for Kempsey Shire from 2020-2041.

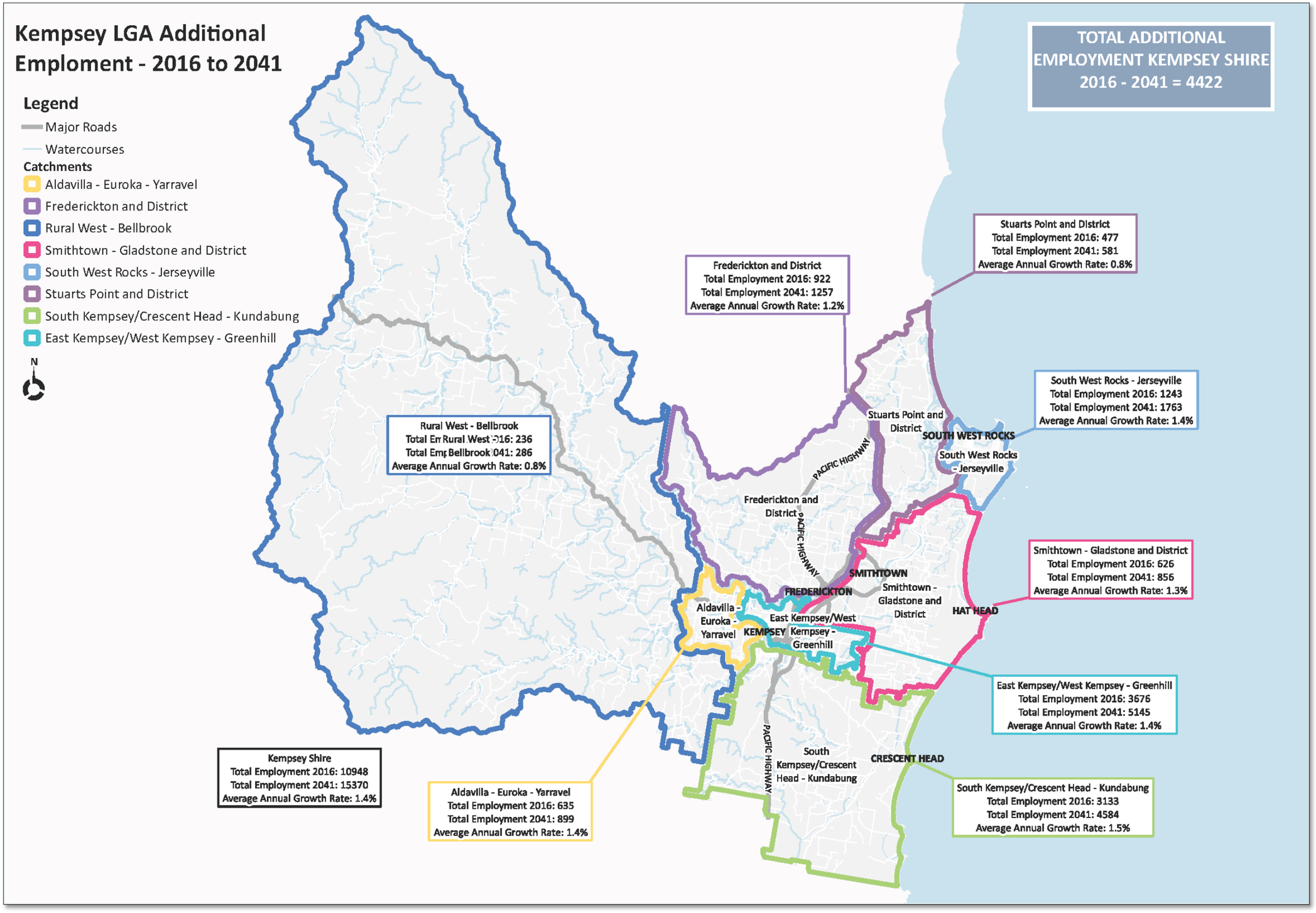


Map 2 – Kempsey Shire Housing Projections – 2020-2041

5 Employment

The Employment Lands Assessment informs recommendations for the provision of future employment to meet the needs of Kempsey Shire into the future. This was prepared as a background report to inform the preparation of this Local Growth Management Strategy.

Map 3 indicates the total employment projections for Kempsey Shire, from 2020-2041.



Map 3 - Employment Projections - 2020-2041

6 Infrastructure

This Local Growth Management Strategy is consistent with Council's ongoing infrastructure planning priorities as reflected in the LSPS. Continued infrastructure delivery will be required to support the growth of the region's communities and economy.

It is anticipated that future residential growth will mostly occur in Kempsey, South West Rocks, Frederickton, Crescent Head and Stuarts Point where residential land for investigation may be available, a planning need exists, and necessary infrastructure is (or will be) available.

Future development will only be considered when the necessary infrastructure is in place to support further growth. Out of sequence development results in inefficient use of infrastructure, which will generally not be supported.

6.1.1 Existing Infrastructure

Kempsey Shire has a robust trunk road infrastructure network and benefits from proximity to major transport infrastructure including the Pacific Highway and the North Coast railway line.

Other core physical infrastructure assets that service the community include water supply, sewerage treatment plants, solid waste disposal and electricity infrastructure.

In addition, Kempsey Shire contains a range of community infrastructure assets including numerous aquatic facilities, arts and cultural facilities, community spaces, libraries, sporting facilities and community parkland.

The maintenance and upgrade of existing infrastructure across the Shire is a fundamental Council priority. The delivery of a $107 million capital works program has been planned for the 2022-23 financial year with the following key priority infrastructure projects identified:

- Continued multimillion dollar investment in improving and maintaining the shire's road network;
- Significant investment into waste management;
- Stuarts Point, Sherwood, and Central Kempsey Sewage Treatment Schemes;
- Reservoir Refurbishments;
- Steuart McIntyre Dam Emergency Water Treatment Plant;
- Crescent Head and Willawarrin Water Treatment Plants; and
- Flooding infrastructure rehabilitation and renewal.

In addition, Council is currently preparing an Integrated Water Cycle Management Strategy, as well as several sewer servicing strategies for the townships of South West Rocks and Frederickton. Upon completion, these strategies will help to inform the ability and proposed timing for certain areas to be serviced to cater for projected population growth.

The Community Infrastructure Strategic Plan 2020 also contains a range of principles and actions to guide the future planning, management and delivery of community infrastructure across the Macleay Valley. These principles provide further guidance to the provision rates to ensure that community places are engaging, functional, safe and activated.

6.1.2 Growth met by Servicing

This Local Growth Management Strategy focuses on enabling new development that is generally located within existing, established urban areas and therefore does not result in unreasonable costs for extending the provision of such infrastructure.

A key principle of the Local Strategic Planning Statement local strategic vision is that "key service infrastructure will be planned, timed and financed to support a sustainable growth rate".

The following planning priorities relating to infrastructure provision have been identified in the Local Strategic Planning Statement:

- Planning priority W3: Strengthen regionally significant transport corridors

- Planning priority W4: Facilitate air, rail and public transport infrastructure
- Planning priority W7: Coordinate local infrastructure delivery.

There are four Infrastructure priority actions listed in the Local Strategic Planning Statement relevant to this Local Growth Management Strategy:

INFRASTRUCTURE

Advocate for second bridge crossing of the Macleay River linking South Kempsey to West Kempsey

Prepare a master plan to guide future development at Kempsey Airport

Prepare water and sewer servicing strategies for all serviced areas within the Shire

Ensure provision of community infrastructure aligns with Community Infrastructure Strategic Plan

7 Community

Geographically, Kempsey's communities are dispersed across the Shire.

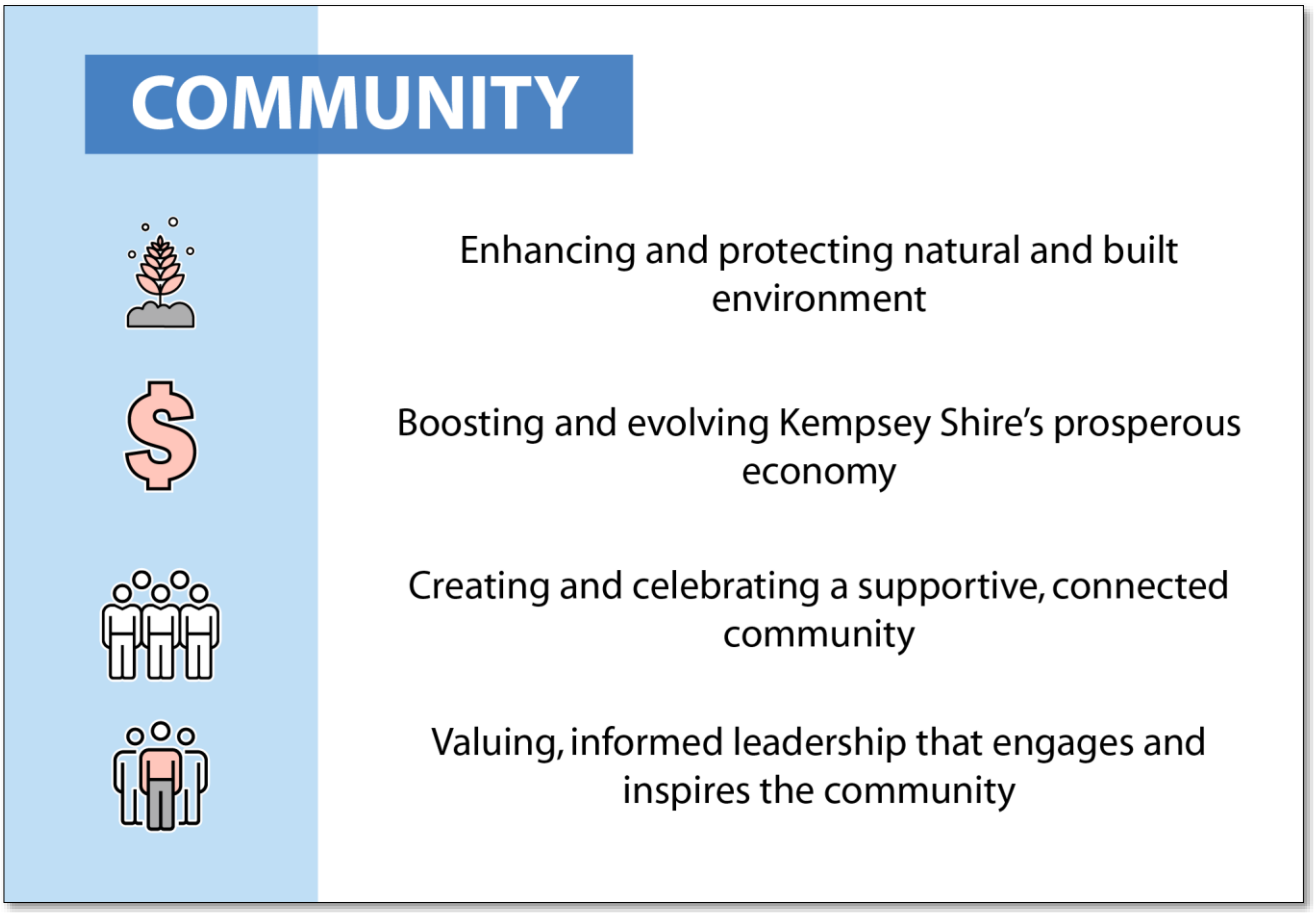
The principal localities are:

- The urban centres of Kempsey and South West Rocks;
- The upriver hinterland villages of Bellbrook and Willawarrin;
- The downriver towns and villages of Frederickton, Smithtown and Gladstone; and
- The coastal villages of Stuarts Point, Hat Head and Crescent Head.

The Shire's towns and villages each exhibit their own unique characteristics. The respective communities expect these will be retained and enhanced through any future development.

The Shire contains a diverse range of community facilities, services and spaces. Kempsey is the largest town in the Shire and the key community service centre. It contains the highest order community infrastructure and services, including the Kempsey District Hospital, TAFE campus, high schools. Service NSW, Kempsey Airport and Council's Civic Centre.

The Community Strategic Plan *2042: Your Future* identifies the Shire-wide community priorities for the next 20 years, based on extensive engagement. It groups these into four community focus areas:



Part C of this Local Growth Management Strategy addresses a range of growth management strategies. These will enhance existing community facilities, and provide for new community services and facilities, as required to support the growing towns and villages of Kempsey Shire.

This includes the provision of parks, streetscaping and public realm improvements, as well as other community and cultural facilities such as enhancing existing facilities such as the Museum, Hospital, TAFE and other education opportunities.

8 Environment

The environmental focus of this Local Growth Management Strategy is the biodiversity of the terrestrial, aquatic and marine environments within the Shire. Biodiversity is dynamic and constantly changing. It can increase through genetic change and evolutionary processes or decrease in response to key threats such as habitat loss and/or change, invasive species and diseases.

This Local Growth Management Strategy aligns with the priorities and actions identified within the Kempsey Shire Council Biodiversity Strategy 2022. The Biodiversity Strategy was adopted to "ensure that the management of biodiversity in the Kempsey Shire allows for population growth while protecting, maintaining, restoring and connecting the rich biodiversity of our area for current and future generations."

Kempsey Shire is endowed with a rich tapestry of natural environments. Due to its location, size and topography, the Shire spans both subtropical and temperate climatic zones and a diverse array of flora and fauna.

The key threats to biodiversity identified in the Biodiveristy Strategy are:

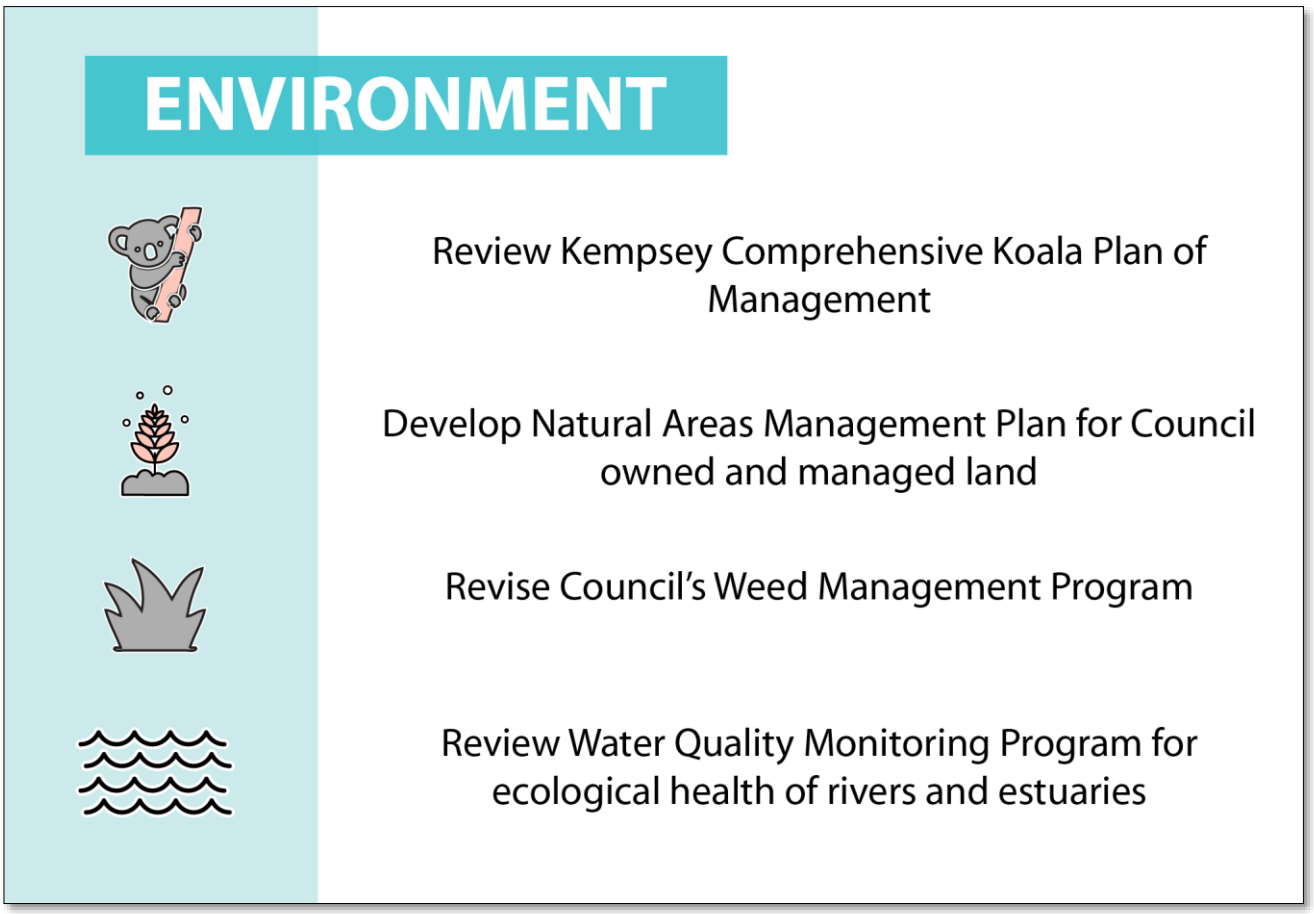
1. Habitat loss or change
2. Weed invasion; and
3. Pest animals

These threats are characteristic of population growth and competing land uses resulting from land clearing for residential and rural-residential developments. Land clearing and modifications for rural activities also place pressure on biodiversity values.

The Biodiversity Strategy groups Kempsey's key biodiversity priorities and actions under five themes. They are:

- Theme 1: To **PROTECT** biodiversity values in Kempsey Shire through land-use planning, development controls, zoning and development assessment processes.
- Theme 2: To **MAINTAIN** biodiversity values in Kempsey Shire through operational planning, strategies, plans and programs.
- Theme 3: To **RESTORE** biodiversity values in Kempsey Shire through operational planning, strategies, plans and programs.
- Theme 4: To **CONNECT** biodiversity values in Kempsey Shire through supporting existing regional, state, federal and private biodiversity conservation programs.
- Theme 5: To **ENGAGE** with our community on biodiversity values and threats to those values in Kempsey Shire through targeted environmental management initiatives.

The priority plans and programs to be developed or reviewed in the short term (1-2 years) are:



The specific strategies within this Local Growth Management Strategy aim to protect areas with environmental and other constraints. They do so by focusing growth in existing, established urban settlements and areas that will not impinge on the Shire's important natural and cultural values.

Other constraints such as flooding will need to be managed and addressed at a site-specific levels as part of future applications for the development of land. Outside the primary urban areas, much of Kempsey Shire is largely constrained and may not be suitable for further significant urban development or growth.

PART C – GROWTH MANAGEMENT FRAMEWORK

9 Localised growth management strategies

This section provides specific growth management strategies for key towns and villages. It addresses the key aspects of each place with respect to housing and employment and any other relevant growth management considerations.

It is important to note that Kempsey Shire is considered to have sufficient zoned land to accommodate future housing growth to 2041, although there may be potential for some changes within the existing urban areas to facilitate greater housing diversity, density and choice. Likewise, there is sufficient zoned land to accommodate the projected employment needs for retail, commercial and industrial land, with the potential to consider some very minor expansions for specific localities to meet a medium-longer term need.

9.1 Kempsey (Central)

Located on Dunghutti Country, Kempsey Central provides a pleasant place to live or to stop when travelling along the Pacific Highway (refer **Map 4**). With a population of around 500, the small residential community within Kempsey Central has a primary function as the key commercial and service centre .

9.1.1 Vision

Kempsey Central:

- is the heart of Kempsey Shire;
- is an attractive and vibrant rural town punctuated with attractive heritage buildings;
- promotes the amenity and lifestyle opportunities afforded by its location on the northern bank of the Macleay River, and its distinct setting draws upon the surrounding low-lying rural and natural landscapes associated with the Macleay River floodplain;
- is the central business district and the primary focus of mixed use residential, commercial and retail activity, providing essential facilities and services for Kempsey Shire as a whole;
- provides various types of housing including more medium density housing such as shop top housing and other small dwellings, offer residents a diversity of options that meet the needs of all members of the community, including indigenous housing needs and aspirations; and
- has a quality public realm and pedestrian amenity, with public and active transport opportunities providing important connections and accessibility to the Kempsey CBD.

Kempsey Post Office, Smith Street

9.1.2 Housing

Housing generally dates from the early 20th century and is typified by one or two-storey weatherboard or brick detached dwellings, whilst some more contemporary low-rise unit blocks also occur. Residential lot sizes are typically 500m2, whilst

smaller (300m2) and larger (1200m2) lots also occur. Larger properties situated to the south of Eden Street and Smith Street have direct frontage to the Macleay River.

Key housing characteristics include brick chimneys, verandas addressing the street, and, houses are typically raised to address flooding concerns where located close to the river on flood prone land.

Residential interfaces to the street are characterised by wide grassy verges and typically properties are unfenced. Where fences are present, they are generally sympathetic to dwelling character and heights are typically low, which provides strong visual connectivity between properties and the street.

Residential development within Kempsey is limited and comprises two distinct areas separated by public open space that provides stormwater functions and emergency flood storage. Isolated residential properties also occur along the river in the eastern part of the town.

There are opportunities for more medium density housing to be provided within Kempsey. More small dwellings and better housing choice, diversity and affordability can be achieved through:

- Active encouragement of the development of more small dwellings in the appropriate residential zones
- Reducing the minimum lot size of R1 zoned land to 400m2
- Reviewing the LEP provisions to provide for an increase in building heights within the R3: Medium density zone to 11 metres
- Reviewing the extent of the R3: Medium density zone and opportunities to expand this
- Actively encouraging more shop top housing and mixed-use development opportunities within the B3: Commercial core zone

Examples of existing forms of housing in Kempsey Central

9.1.3 Employment

Commercial and retail development in Central Kempsey is primarily focused along Smith Street and Belgrave Street. This comprises an eclectic mix of uses contained within two storey heritage and contemporary buildings with small frontages. The high street function of Smith Street is supported by additional commercial development located within the Clyde Street Mall. York Lane provides a 'back of house' function and additional carparking servicing the town centre.

Improved activation of the town centre in the evenings will be achieved but is currently limited due to the trading hours of local businesses. Population increase and associated employment opportunities will facilitate the shift to a greater night-time economy for Kempsey Central.

Kempsey continues to serve as the CBD for the Shire, offering the widest range of commercial, retail and other community services and facilities. The CBD will continue as a vibrant town centre which is the heart of the Shire, that is thriving and activated. Opportunities and incentives for businesses to continue to operate and locate within the town centre on existing B3 zoned land are encouraged, recognising that there is sufficient zoned land to accommodate the Shire's employment needs to 2041.

The land use zones and associated provisions allow for a variety of appropriate uses that contribute to the vibrancy of Kempsey as a CBD. There is potential to increase building heights within the B3 zone in facilitating better opportunities for mixed use development, which will be considered as part of an LEP review.

Council will work to grow the education and training industry to provide residents with the opportunity to upskill and stay relevant in the evolving economy. This could be established through collaboration with universities and research institutes such as Charles Sturt University Campus in Port Macquarie. The continued support of facilities such as the Country University Centre in collaboration with universities and research institutes within the Mid North Coast will enable locals to upskill while remaining in Kempsey.

Smith Street, Kempsey Central

9.1.4 Infrastructure and Servicing

The provision of infrastructure to service the growth of Kempsey is essential. Any new growth opportunities should be capable of being serviced by necessary transport, water and sewerage infrastructure.

Kempsey is serviced by the Kempsey District Water Supply Scheme. The water supply scheme is comprised of 8 Water Reservoirs and a 435 km network of water reticulation and trunk mains. The water supply scheme source is the Sherwood borefields, drawing groundwater from the Macleay River Alluvium, and water storage in Steuart McIntyre Dam.

The Integrated Water Cycle Management (IWCM) project currently underway is developing a 30-year strategy for the provision of appropriate, affordable, cost-effective and sustainable water services to meet Council's growth, as well as protecting public health and the environment. The IWCM strategy and Issues Paper will be completed by 2023. Following the completion of the IWCM and based on the recommendations of the Issues Paper, Council will complete a Council wide water servicing strategy aiming to identify all the water reticulation infrastructure upgrades required to service the Shire for the next 30 years.

Kempsey is serviced by the West Kempsey Sewage Treatment Plant (STP) Scheme, comprising 14 Sewage Pumping Stations (SPS) and 66 km of sewer gravity mains. The IWCM and the Kempsey District sewerage servicing strategies due for completion in 2023 will identify the sewerage infrastructure upgrades required to service the sewerage catchments within West Kempsey and South Kempsey STPs for the next 30 years.

Council has identified the need to construct the new Central Kempsey STP to improve effluent quality, comply with the NSW EPA EPL requirements, replace West Kempsey, South Kempsey and Frederickton STPs, and cater for the ultimate catchment growth. The Central Kempsey STP is currently in the planning phase, due for completion by 2027.

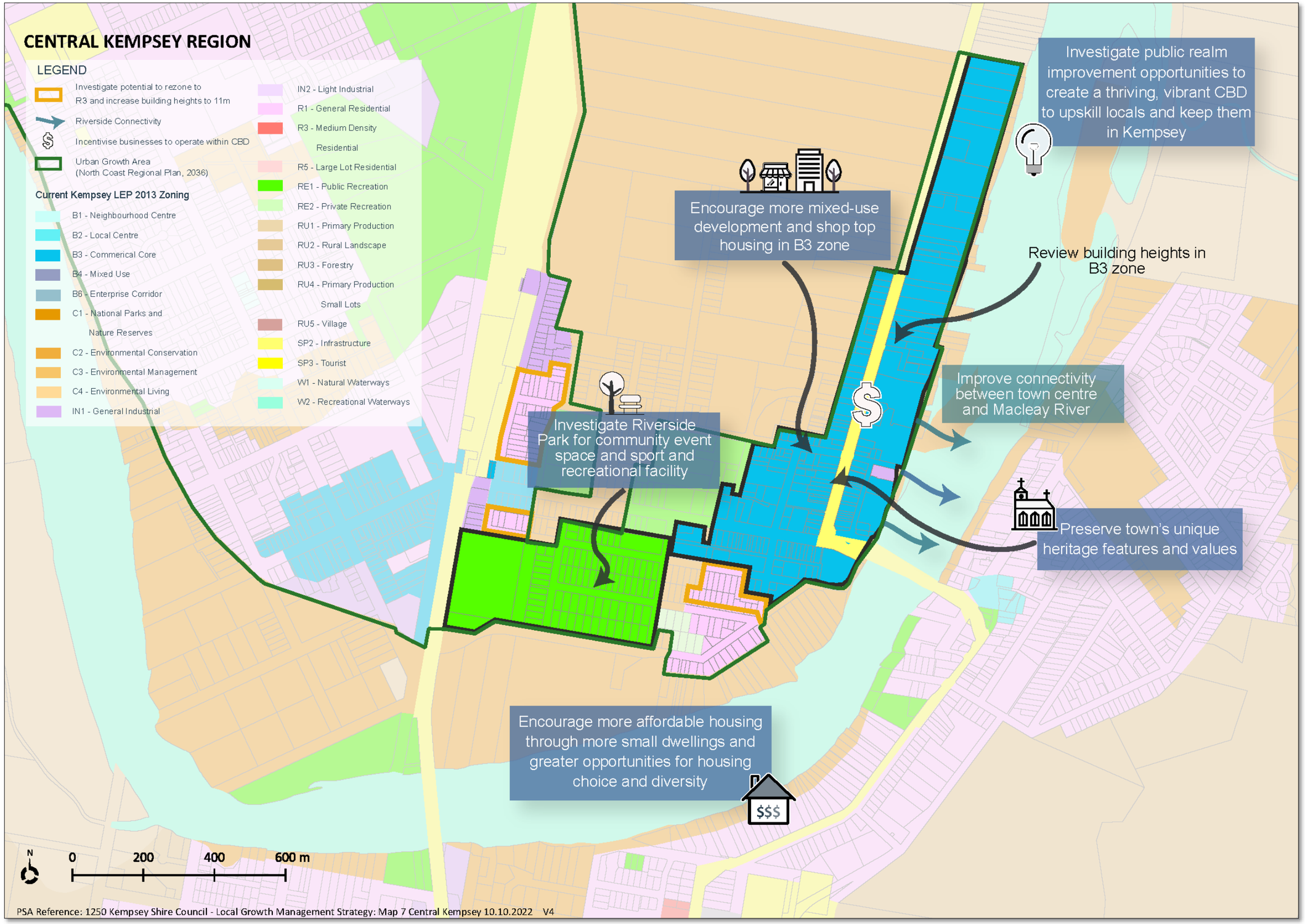
Active transport infrastructure continues to be an essential element in promoting accessibility, walkability and safe bike routes throughout Kempsey, particularly the town centre and along the Macleay River. Council should continue to progressively deliver on the actions identified for Kempsey in Council's Pedestrian Access and Mobility Plan and the Kempsey Shire Bike Plan. Any opportunities to promote increased public transport services to the CBD are supported, acknowledging that this will be driven by population increase and associated demand.

9.1.5 Actions

Map 4 illustrates the recommended growth management strategy actions for Kempsey which can also be outlined as follows:

- Actively encourage the development of more small dwellings in the appropriate residential zones through:
    - Reducing minimum lot size in R1: General residential zone to 400m2

  - Reviewing the extent of the R3: Medium density residential zone and any opportunities to expand this, particularly adjacent to the B3: Commercial core zone
  - Reviewing the LEP provisions to provide for an increase in building heights to 11 metres in the R3: Medium density residential zone to provide more opportunities for more small dwellings
  - Reviewing the LEP provisions to provide for an increase in building heights within the B3: Commercial core zone, to provide for more shop top housing and mixed use development opportunities within the B3: Commercial core zone
- Investigate opportunities to incentivise businesses continuing to operate and locate within the CBD on existing B3: Commercial core zoned land
- Support facilities such as the Country University Centres (CUC) Macleay Valley in collaboration with universities and research institutes within the Mid North Coast to enable locals to upskill and remain within Kempsey
- Investigate public realm improvement opportunities to create a thriving, vibrant CBD
- Ensure new development promotes accessibility and walkability, protects important vistas to farmland and the river, provides building-to-kerb awnings in the retail and commercial centre, and maintains the unique character of Kempsey
- Commence investigations and planning for Riverside Park as a community event space, as well as a place to informally gather, relax and play
- Investigate and design ways to improve connectivity between the town centre and the Macleay River
- Maintain heritage precinct and values
- Complete investigations to determine whether adequate infrastructure can be provided to service development



Map 4 – Central Kempsey Local Growth Management Strategies and Actions

9.2 East Kempsey

Located on Dunghutti Country, East Kempsey is located directly across the Macleay River from the town of Kempsey (refer **Map 5**).

With a population of around 1400, East Kempsey is primarily a residential community focused around a small heritage local centre located at the intersection of Lord Street (the old Pacific Highway) and Rudder Street, directly across the river from the main commercial centre of Kempsey.

Access from the north is via the bridge crossing of the Macleay River, which provides vehicular and pedestrian connectivity to Kempsey, whilst access from the south is via Lachlan Street and South Kempsey. An alternative entry to East Kempsey is provided from the east via South West Rocks Road which connects to the settlements of Gladstone and South West Rocks.

Due to the lack of available flood immune land, East Kempsey is anticipated to experience limited future residential growth pressure. That said, any further opportunities to facilitate further infill residential growth are encouraged, where such constraints can be appropriately managed.

9.2.1 Vision

East Kempsey:

- is characterised as a relaxed residential community defined by low-rise residential development;
- is focused on its historic small village precinct on Rudder Street;
- takes advantage of the visual and lifestyle amenity offered by its location overlooking the Macleay River;
- is defined by the unique character and heritage values of buildings and streetscapes which are enhanced by improved accessibility and pedestrian amenity, including through enhanced connections and additional street tree plantings.

9.2.2 Housing

Residential development surrounds the small local centre precinct, following an established grid that runs parallel to the Macleay River. This grid is interrupted by a large drainage corridor situated between Bissett Street and Sullivan Street that provides visual relief and contributes to the rural character of the locality.

The age and typology of housing varies throughout East Kempsey and includes a mixture of dwellings dating from early-late 19th century until the present day on lots between 500m^2 and 1200m^2. Larger lots also occur where terrain is challenging (such as within the Lord Street area where lots extend down to the river's edge) and on the outskirts of East Kempsey.

Residential buildings are generally one and two-storey weatherboard and brick detached dwellings, with brick chimneys and verandas addressing the street. Some low-rise apartment blocks are also located throughout East Kempsey. Although more contemporary homes do exist, the materiality and scale of these dwellings is generally sympathetic to the heritage character of the area.

Residential interfaces to the street are characterised by wide grassy verges and low fences that provide strong visual connectivity between properties and the street. However, taller, more visually dominant fences are present along more trafficked road corridors.

The established pattern of housing should generally be maintained for East Kempsey, with some opportunity to reduce the minimum lot size in the R1 zone to 400m2, whilst generally retaining current land use zones and densities. There should be no further expansion of the R5 – Large lot residential zone in the eastern parts of East Kempsey.

Existing Housing along Macleay River – East Kempsey

9.2.3 Employment

The historic local centre, which contains the distinctive Chaddies' Newsagency and General Store and the old Kempsey Antiques and Collectables building comprises the primary employment offering for East Kempsey. The local centre could be developed into a local village heart for East Kempsey, which will help to define its unique character and local identity, distinct from the Kempsey Central CBD. Subject to investigations, there may be an opportunity for mixed use development to be provided along the river frontage on Rudder Street between the Bridge and Union Lane to the north.

Chaddies Newsagency, East Kempsey

War Memorial and Cenotaph

9.2.4 Infrastructure and Servicing

Any new development should be capable of being serviced by necessary transport, water and sewerage infrastructure and should promote accessibility and walkability.

East Kempsey is serviced by the Kempsey District Water Supply Scheme. The water supply scheme is comprised of 8 Water Reservoirs and a 435 km network of water reticulation and trunk mains. The water supply scheme source is the Sherwood borefields, drawing groundwater from the Macleay River Alluvium, and water storage in Steuart McIntyre Dam.

The Integrated Water Cycle Management (IWCM) project currently underway is developing a 30-year strategy for the provision of appropriate, affordable, cost-effective and sustainable water services to meet Council's growth, as well as protecting public health and the environment. The IWCM strategy and Issues Paper will be completed by 2023. Following the completion of the IWCM and based on the recommendations of the Issues Paper, Council will complete a Council wide water servicing strategy aiming to identify all the water reticulation infrastructure upgrades required to service the Shire for the next 30 years.

East Kempsey is serviced by the South Kempsey Sewage Treatment Plant (STP) Scheme, comprising 17 Sewage Pumping Stations (SPS) and 45 km of sewer gravity mains. The IWCM and the Kempsey District sewerage servicing strategies due for completion in 2023 will identify the sewerage infrastructure upgrades required to service the sewerage catchments

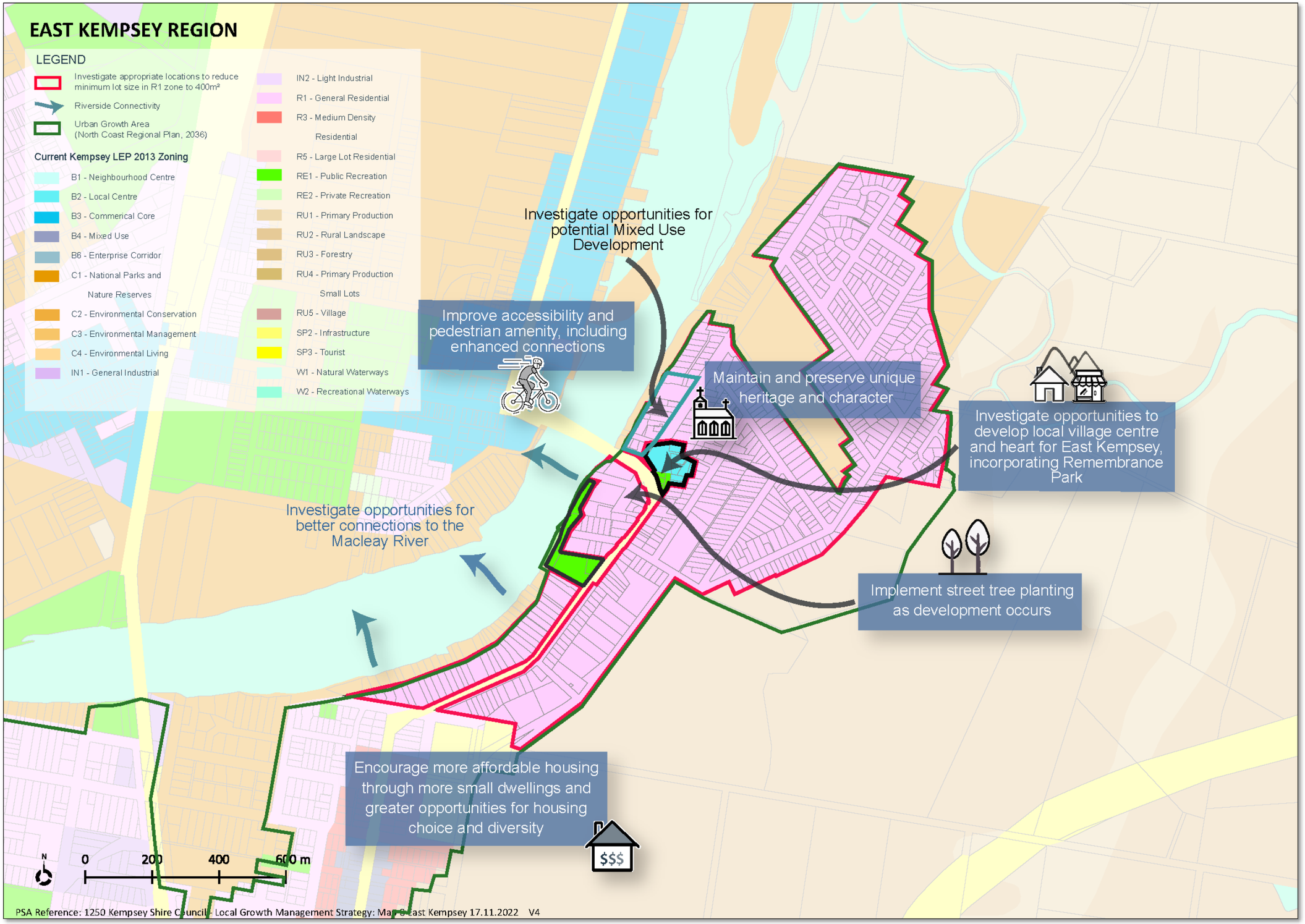
within West Kempsey and South Kempsey STPs for the 30-year horizon. Council has identified the need to construct the new Central Kempsey STP to improve effluent quality, comply with the NSW EPA EPL requirements and replacing West Kempsey, South Kempsey and Frederickton STPs, and cater for the ultimate catchment growth. The Central Kempsey STP is currently in the planning phase, due for completion by 2027.

Active transport infrastructure continues to be an essential element in promoting accessibility, walkability and safe bike routes throughout Kempsey, particularly the town centre and along the Macleay River. Council will continue to progressively deliver on the actions identified for Kempsey in Council's Pedestrian Access and Mobility Plan and the Kempsey Shire Bike Plan. Council will promote opportunities for increased public transport services to the CBD.

9.2.5 Actions

Map 5 illustrates the recommended growth management strategy actions for East Kempsey. These are:

- Investigate appropriate locations to reduce minimum lot size in R1 zone to 400m2, whilst generally retaining current land use zones and densities
- Facilitate opportunities to develop a local village heart for East Kempsey on Rudder Street, protecting its heritage values, which will help to define its unique character and local identity
- Continue to progressively deliver on the actions identified for Kempsey in Council's Pedestrian Access Mobility Plan and the Kempsey Shire Bike Plan, especially in promoting accessibility and walkability, along with protecting important vistas to the river and maintaining the unique character of East Kempsey
- Maintain and preserve East Kempsey's existing and unique heritage and character listings
- Implement street tree planting as development occurs
- Investigate and design ways to improve connectivity between East Kempsey and the Macleay River through the preparation of a future structure plan



Map 5 – East Kempsey Local Growth Management Strategies and Actions

9.3 West Kempsey

Located on Dunghutti Country, West Kempsey is located immediately to the west of the Kempsey CBD and is a major suburban residential area with a defined commercial centre and heritage precinct (Refer **Map 6**). The locality is bounded by the Macleay River to the west and low-lying plains that support grazing on modified pastures and wetlands to the east, which contribute to its pleasant setting.

West Kempsey has a population of around 5,000 and is anticipated to accommodate additional residential and commercial development in the short to medium term. It provides key civic and community facilities, including the TAFE, Kempsey District Hospital, Police, courthouse, churches, railway station, ambulance and fire services.

9.3.1 Vision

West Kempsey:

- is a key commercial and residential centre for the Shire which celebrates and enhances its heritage character;
- provides the focus for Kempsey Shire's key social and civic infrastructure and provides good accessibility and pedestrian amenity, through enhanced connections between residential precincts and the commercial centre; and
- has a character, form and context which is preserved and provides authenticity, integrity and spatial qualities despite development pressures.

Railway Hotel, West Kempsey

9.3.2 Housing

A mix of residential development which follows an established grid that runs parallel to the Macleay River surrounds the commercial centre of West Kempsey. Residential dwellings are interspersed with community facilities, several aged care facilities and public open space that generally correlates with overland flow paths and waterways, including the Kempsey Showground, which is a key landmark.

The age and typology of housing varies throughout West Kempsey and generally comprises one and two-storey weatherboard and brick detached dwellings on lots between 400m^2 and 2000m^2. More contemporary properties are typically one-storey brick or concrete render dwellings and have wide verges with fences that are set back from the road. Larger properties also occur where terrain is challenging (such as along the western edge of River Street where lots extend down to the river's edge) and on the outskirts of West Kempsey.

Within older parts of the town and near the commercial centre, low fences that correspond with the materiality of the associated residential dwellings are common, providing strong visual connectivity between residential properties and the

street. However, fences are less common and often non-existent in other parts of the town and taller, more visually obtrusive fences, are present around large community and education facilities.

In recognition of West Kempsey's growth pressures, more low density and medium density housing is to be provided within West Kempsey to achieve more small dwellings and better housing choice, diversity and affordability, through:

- Active encouragement of the development of more small dwellings in the appropriate residential zones
- Investigate appropriate opportunities to reduce the minimum lot size of R1 zoned land to 400m2
- Reviewing the LEP provisions to provide for an increase in building heights within the R3: Medium density zone to 11 metres
- Reviewing the extent of the R3: Medium density zone and any opportunities to expand this, particularly around the Hospital and TAFE
- Actively encouraging more shop top housing and mixed use development opportunities within the B3: Commercial core zone
- Reviewing the potential for the RU5 – Village zone along River Street, to be included within the R1 zone as a logical connection of the two existing R1 – General residential zones along River Street.
- Investigating the medium-long term potential to include land within the RU2 zone to the north of River Street within the R1 zone.

Existing Housing in West Kempsey

9.3.3 Employment

Commercial, retail and community facilities are focused in the southern part of West Kempsey along Elbow Street (which functions as the high street), Tozer Street, Kemp Street and the southern end of Sea Street. This centre presents as a functional, vibrant and cohesive precinct.

The Kempsey District Hospital and Mid North Coast TAFE are both located in West Kempsey and represents a range of employment opportunities for the Shire. Kempsey Shire leverages its strength in health and social assistance employment to attract professionals to the area in order to expand service offerings, which will eventually be used to service the ageing population in the region.

Kempsey Hospital

Commercial Development in Kempsey

Kempsey Shire takes advantage of educational opportunities in surrounding towns (e.g. Port Macquarie) and participates in the implementation of new technologies so that West Kempsey has an advantage within the health sector.

Growth in health and social assistance employment that requires commercial office space (e.g. general practitioners, pathology collection centres, ultrasound/x-ray clinics and physiotherapists) is accommodated throughout centres zones within the Shire. Sites in the B3 zone along Elbow Street are taken up by users that regularly interact with Kempsey District Hospital.

A consolidated health precinct around the Kempsey Hospital could be created by considering the zoning of land bound by Harold Coutman Street, Leith Street, Polwood Street and Tozer Street (subject to overcoming any flooding/drainage constraints).

Despite its proximity to the commercial centre, the riverfront is largely inaccessible and undeveloped due to significant level changes and private land ownership along its banks. Opportunities for greater accessibility from the commercial areas to the river are facilitated.

A minor expansion of the IN1: General industrial zoned land in West Kempsey is provided, to accommodate future industrial employment growth in these locations to 2041. This will be explored as part of the structure planning exercise to be conducted for West Kempsey.

Kempsey Post Office

Elbow Street, West Kempsey

9.3.4 Infrastructure and Servicing

The provision of infrastructure to service the growth of West Kempsey is essential. Any new areas identified for future growth opportunities should be capable of being serviced by necessary transport, water and sewerage infrastructure.

West Kempsey is serviced by the Kempsey District Water Supply Scheme. The water supply scheme is comprised of 8 Water Reservoirs and a 435 km network of water reticulation and trunk mains. The water supply scheme source is the Sherwood borefields, drawing groundwater from the Macleay River Alluvium, and water storage in Steuart McIntyre Dam.

The Integrated Water Cycle Management (IWCM) project currently underway is developing a 30-year strategy for the provision of appropriate, affordable, cost-effective and sustainable water services to meet Council's growth, as well as protecting public health and the environment. The IWCM strategy and Issues Paper will be completed by 2023. Following the completion of the IWCM and based on the recommendations of the Issues Paper, Council will complete a Council wide water servicing strategy aiming to identify all the water reticulation infrastructure upgrades required to service the Shire for the next 30 years.

Kempsey is serviced by the West Kempsey Sewage Treatment Plant (STP) Scheme, comprising 14 Sewage Pumping Stations (SPS) and 66 km of sewer gravity mains. The IWCM and the Kempsey District sewerage servicing strategies due for completion in 2023 will identify the sewerage infrastructure upgrades required to service the sewerage catchments within West Kempsey and South Kempsey STPs for the next 30 years.

Council has identified the need to construct the new Central Kempsey STP to improve effluent quality, comply with the NSW EPA EPL requirements and replacing West Kempsey, South Kempsey and Frederickton STPs, and cater for the ultimate catchment growth. The Central Kempsey STP is currently in the planning phase, due for completion by 2027.

Active transport infrastructure continues to be an essential element in promoting accessibility, walkability and safe bike routes throughout Kempsey, particularly the town centre and along the Macleay River. Council should continue to progressively deliver on the actions identified for Kempsey in Council's Pedestrian Access and Mobility Plan and the Kempsey Shire Bike Plan.

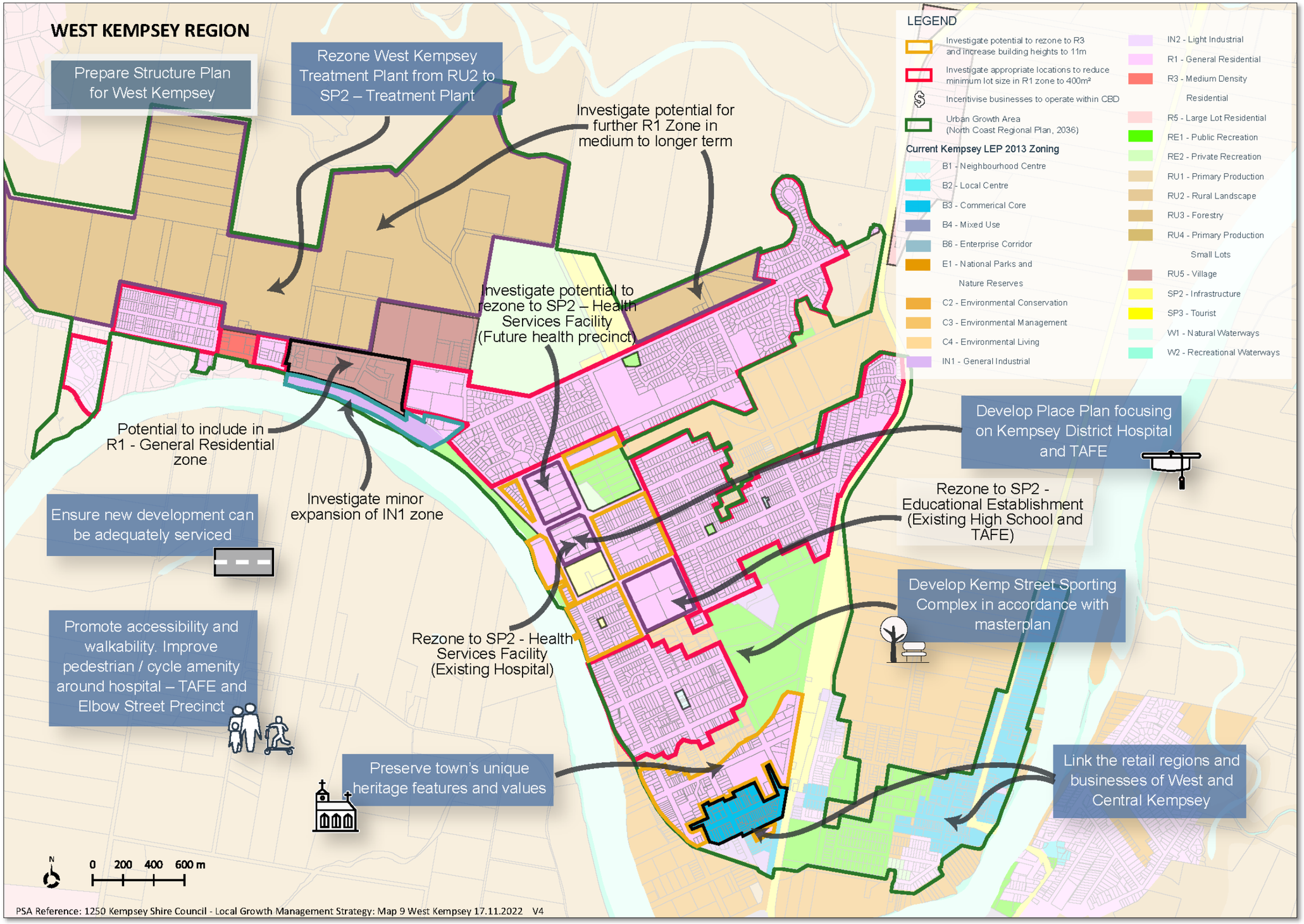
Opportunities to promote increased public transport services to the Kempsey CBD are supported, acknowledging that this will be driven by population increase and associated demand.

9.3.5 Actions

Map 6 illustrates the recommended growth management strategy actions for West Kempsey which should be explored through the preparation of a future Structure Plan and which can also be outlined as follows:

- Undertake a future structure plan for West Kempsey which addresses:
  - Reduce minimum lot size in R1: General residential zone to 400m2
  - Review the extent of the R3: Medium density residential zone and any opportunities to expand this, particularly around key areas such as the Hospital and TAFE
  - Review the LEP provisions to provide for an increase in building heights of 11 metres in the R3: Medium density residential zone to provide more opportunities for more small dwellings
  - Maintain heritage precinct and values
  - Complete investigations to determine whether adequate infrastructure can be provided to service development
  - Prepare a place precinct plan with the District Hospital and Kempsey TAFE campus as the focus
  - Enhance the pedestrian experience in the Elbow Street shopping precinct and hospital–TAFE precinct and facilitate safe bike connections
  - A minor expansion of the IN1: General industrial zoned land in West Kempsey, to accommodate future industrial employment growth in these locations to 2041
  - Rezone existing Hospital site to SP2 – Health
  - Rezone TAFE and Kempsey High School to SP2 - Education
  - Investigate opportunities to rezone land bound by Harold Coutman Street, Leith Street, Polwood Street and Tozer Street to SP2 - Health for a health precinct which supports the Kempsey Hospital (subject to overcoming any flooding/drainage constraints)
  - Reviewing the potential for the RU5 – Village zone along River Street, to be included within the R1- General residential zone as a logical connection of the two R1 zones along River Street

- Investigate the medium-long term potential to include land within the RU2 zone to the north of River Street within the R1 zone
- Develop the Kemp Street Sporting Complex in accordance with the existing masterplan
- Link the retail regions and businesses of West and Central Kempsey and build into the connectivity of the town centres



Map 6 – West Kempsey Local Growth Management Strategy and Actions

9.4 South Kempsey

South Kempsey is a small residential community and is the key industrial centre of Kempsey Shire, situated on a series of undulating ridgelines on the southern bank of the Macleay River. The locality is bounded by the river to the north and by low-lying flood prone land to the east, while extensive forested areas, associated with Kalateenee State Forest, Maria National Park and Maria River State Forest, provide a pleasant backdrop to the south.

South Kempsey is located on Dunghutti Country, across the river from Kempsey and situated to the west of East Kempsey and has a population of around 2,300 people (refer **Map 7**). Due to its primary function as a mixed use and industrial centre, it will experience limited residential growth pressure but provides potential for further industrial development.

9.4.1 Vision

South Kempsey:

- is the key industrial centre and prominent southern gateway to the Shire off the Pacific Highway and along Macleay Valley Way;
- provides a diverse range and scale of land uses and services for industrial growth and consolidation and transitions its mixed-use centre to provide more residential opportunities;
- has a sense of arrival into the established part of South Kempsey which is reinforced by key tourism/cultural and community facilities located to the west of Macleay Valley Way; and
- has good accessibility and pedestrian amenity, including enhanced connections and provides strong linkages to East Kempsey.

9.4.2 Housing

The age and type of housing varies and generally comprises one and two-storey weatherboard and brick detached dwellings, typically with verandas addressing the street on lots between 500m^2 and 2000m^2. Townhouses and attached dwellings provide more diversity in housing choice. The building heights of the R3: Medium density zone are increased to facilitate more small dwellings. Larger lots also occur where terrain is and where properties within South Kempsey transition into the rural landscape.

Low fences that correspond with the materiality of the associated dwelling are common, providing strong visual connectivity between properties and the street. However, taller, more visually obtrusive fences are present along more trafficked road corridors.

South Kempsey contains a high proportion of Aboriginal residents, and Council will work with the Aboriginal community to ensure that their housing aspirations are achieved through this Local Growth Management Strategy, particularly on land owned by the Kempsey (Dunghutti) Local Aboriginal Land Council.

Existing housing in South Kempsey

9.4.3 Employment

The South Kempsey mixed use precinct is relatively small and comprises commercial development on both sides of Lachlan Street, and is currently dominated by automobile industries with limited retail. Renewal and development of this area has commenced and is ongoing.

The employment character of South Kempsey is more heavily influenced by the large industrial and enterprise precincts and is currently transitioning from its industrial past into a more contemporary mixed-use centre. This will support greater housing diversity in close proximity to key services.

The South Kempsey Enterprise Precinct along Macleay Valley Way makes an important employment contribution. This area will be consolidated and enhanced by maximising future development opportunities. Continued implementation of essential water and sewer services to the South Kempsey Enterprise Precinct will be provided, with opportunities to investigate increasing the amount of larger industrial allotments, should the need arise to accommodate these uses in the medium to longer term.

Another potential site has been identified for South Kempsey with access to the Pacific Highway and within proximity to the railway line, which would act to attract additional freight and logistics operators to the region. This may fulfil a medium to longer term need (refer section 5.1 of this Local Growth Management Strategy)).

Small scale expansion of the existing centre at South Kempsey (B4: Mixed use zoned land) may be permitted, to cater for anticipated small scale shortfalls. However, the extent and nature of this expansion needs to be further investigated as part of a future LEP review and amendment process.

Existing commercial development, South Kempsey

Existing Streetscape – South Kempsey

9.4.4 Infrastructure and Servicing

Any new development should be capable of being serviced by necessary transport, water and sewerage infrastructure and should promote accessibility and walkability. In particular, the continued implementation of essential water and

sewer services to the South Kempsey Enterprise Precinct will be critical in ensuring that this land can meet its intended function.

South Kempsey is serviced by the Kempsey District Water Supply Scheme. The water supply scheme is comprised of 8 Water Reservoirs and a 435 km network of water reticulation and trunk mains. The water supply scheme source is the Sherwood borefields, drawing groundwater from the Macleay River Alluvium, and water storage in Steuart McIntyre Dam.

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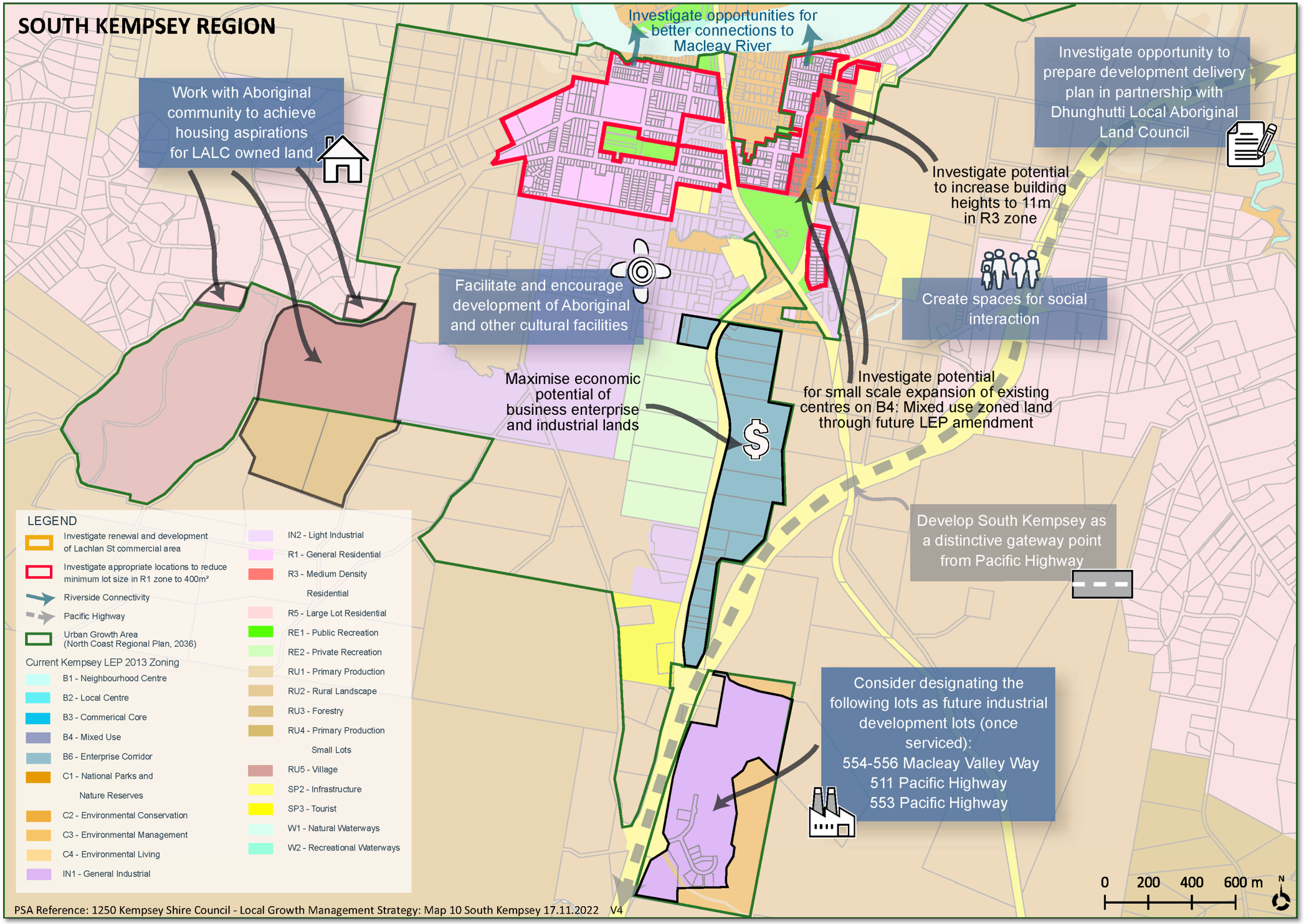
Active transport infrastructure continues to be an essential element in promoting accessibility, walkability and safe bike routes throughout South Kempsey.

9.4.5 Actions

Map 7 illustrates the recommended growth management strategy actions for South Kempsey which can also be outlined as follows:

- Development maximises opportunities for the South Kempsey Enterprise Precinct along Macleay Valley Way;
- Improve social, economic and housing outcomes for the Aboriginal community and continue the implementation of the South Kempsey One Community, One Mob Plan, focusing on improvements to connectivity, open space and residential development opportunities as outlined in the plan;
- Continue the implementation of essential water and sewer services to the South Kempsey Enterprise Precinct;
- Investigate the potential to service 511, 553 and 554 Pacific Highway to provide larger industrial allotments, should the need arise to accommodate these uses in the medium to longer term, which could act to attract additional freight and logistics operators to the region, given its location adjacent to the Pacific Highway and within proximity to the railway line;
- Consider designating 554-556 and 600 Macleay Valley Way as a future site for industrial development in the medium to longer term. This could act to attract additional freight and logistics operators to the region, given its location adjacent to the Pacific Highway and within proximity to the railway line;
- Investigate the potential for small scale expansion of existing centres on B4: Mixed use centre zoned lands through a future LEP amendment process;
- Investigate ways to encourage renewal and development of the Lachlan Street commercial area within the B4 Mixed Use Zone;
- Work with the Aboriginal community to achieve its housing aspirations on LALC owned land;
- Investigate appropriate locations to reduce minimum lot size in R1: General residential zone to 400m2;
- Review the LEP provisions to consider an increase in building heights of 11 metres in the R3: Medium density residential zone to provide more opportunities for more small dwellings.



Map 7 – South Kempsey Local Growth Management Strategies and Actions

9.5 South West Rocks

South West Rocks is a large relaxed coastal town popular with residents and tourists, situated to the east of where the Macleay River meets Trial Bay. The town is surrounded by striking headlands, coastal cliffs, beautiful beaches, estuarine landscapes, arable floodplains and rolling and forested ridgelines. It is currently the subject of a Structure Plan preparation exercise, which will align with the outcomes within this Local Growth Management Strategy.

Located on Dunghutti Country, approximately 36km northeast of Kempsey on the Macleay Valley Coast, South West Rocks has a population of around 4,600 (refer **Map 8**).

Due to its idyllic coastal location, the town is anticipated to experience ongoing steady growth pressure and is expected to cater for the majority of projected growth within the Kempsey Shire between now and 2041.

9.5.1 Vision

South West Rocks:

- maintains its picturesque coastal setting through the management of development height, scale and density and protection of significant vegetation and key scenic view corridors;
- is the key coastal lifestyle and tourism township for Kempsey Shire, providing a range of housing densities and types, supported by commercial, retail and industrial development appropriate for the scale of the township;
- maintains a high quality public realm and pedestrian amenity through street tree planting within residential areas, which assists in unifying the character of the town;
- promotes its key tourism destinations as a major attractor to the town;
- does not allow growth in residential development to occur at the expense of maintaining important scenic and environmental values.

Horseshoe Bay Beach, South West Rocks

9.5.2 Housing

South West Rocks is comprised of several distinctive residential precincts with unique characteristics. This includes the older residential parts of the town north of Hill Street and more recent dispersed residential development separated by natural vegetation and floodplain landscapes. The suburb of Arakoon to the east of South West Rocks has its own distinctive forested character and contains residential and rural residential properties.

Residential development within South West Rocks is largely dispersed, with each area comprising its own unique character. Older dwellings tend to have a distinct coastal character and charm, and comprise a diverse mix of brick, weatherboard and fibro single, two and three-storey detached dwellings, unit blocks and medium density developments on lots between 260m^2 to 600m^2. Generally, the scale and siting of these older dwellings has respected the landscape setting and been visually unobtrusive.

More contemporary and emerging residential developments are typically brick, weatherboard and cement rendered single and two-storey detached dwellings on 500m^2 lots. Some high-density and aged care living developments also exist. Properties are typically unfenced, however where present, fences are generally in keeping with the dwelling character.

Several larger commercial properties also provide accommodation options for tourists and contribute to the town's image as a holiday destination, including Horseshoe Bay Holiday Park, Trial Bay Campground and Ingenia Holidays South West Rocks.

The large Gordon Young Drive site (Lot 7009DP1058863) should be rezoned to C4 – Environmental Living, to recognise the land's environmental and conservation values.

The South West Rocks Structure Plan will address the ability for South West Rocks to accommodate an additional 1580 dwellings to 2041, including approximately 200 semi-detached and approximately 360 flats/apartments.

This should include consideration being given to rezoning the following land parcels (or part thereof) as follows (refer Map 11):

- Lot 9DP1219664 (R1)
- Lot 44DP1274452 (part R1)

Existing unit and residential development, South West Rocks

9.5.3 Employment

Centred on Gregory Street, South West Rocks is an important tourism destination and provides a gateway for those exploring the coastline and Arakoon National Park, including key destinations such as the historic Trial Bay Gaol and the Smoky Cape Lighthouse.

The commercial town centre is focused on Livingstone Street, Gregory Street, Prince of Wales Avenue (the high street), Paragon Avenue and Memorial Avenue. Paragon Avenue acts as a thoroughfare, providing a key one-way vehicular connection into the town centre. Planning controls should be developed for the Livingstone Street village precinct to allow for redevelopment at a scale compatible with its character.

The town centre is well serviced by parking, whilst recent streetscape upgrades to Prince of Wales Avenue and upgrades to the foreshore have improved the amenity of these streets. Beyond the town centre, other dispersed commercial uses also occur throughout the town, particularly along Landsborough Street and Gregory Street. This includes the modern Rocks Central Shopping Centre and other smaller retailers set amongst private dwellings and accommodation facilities that service the local community.

A thriving industrial precinct exists on Frederick Kelly Street and Lindsay Noonan Drive and consideration should be given to rezoning the industrial zoned land at 55 Spencers Creek Road (Lot 961/DP1009907) to a more appropriate zone, given the site's limited ability to be developed for industrial purposes due to the vegetation that exists on the site.

The structure plan currently being prepared for South West Rocks will address the future employment role of this coastal town and should address:

- Facilitating approximately 500 jobs between 2016-2041;
- Considering small scale expansion of B2 zone to cater for growth;
- Provide options for temporary dining to accommodate peak visitation and monitor trends in visitation;
- Focusing on actions to fill vacant tenancies;
- Restricting development of any new centres for the foreseeable future and focusing development on Kempsey for comparison retail floor space; and

- Considering reallocation of vacant IN1 General Industrial zoned land at 55 Spencers Creek Road (Lot 961/DP1009907) to more appropriate sites, due to development constraints.

Prince of Wales Avenue, South West Rocks

9.5.4 Infrastructure and Servicing

The provision of adequate infrastructure (e.g. water and sewerage) to service the high growth projected for South West Rocks to 2041 will be critical in delivering additional dwellings and employment.

South West Rocks is serviced by the South West Rocks Water Supply Scheme. The water supply scheme is comprised of 2 Water Reservoirs and a 72 km network of water reticulation and trunk mains. The water supply scheme source is the South West Rocks borefield, drawing groundwater from the Macleay Coastal Sands aquifer.

The Integrated Water Cycle Management (IWCM) project currently underway is developing a 30-year strategy for the provision of appropriate, affordable, cost-effective and sustainable water services to meet Council's growth, as well as protecting public health and the environment. The IWCM strategy and Issues Paper will be completed by 2023. Following the completion of the IWCM and based on the recommendations of the Issues Paper, Council will complete a Council wide water servicing strategy aiming to identify all the water reticulation infrastructure upgrades required to service the Shire for the next 30 years.

South West Rocks is serviced by the South West Rocks Sewage Treatment Plant (STP) Scheme, comprising 26 Sewage Pumping Stations and 58 km of sewer gravity mains. The Sewerage servicing strategy due for completion in 2022 and the IWCM strategy due for completion in 2023 will identify the sewerage infrastructure upgrades required to service the sewerage catchments within South West Rocks STP for the next 30 years.

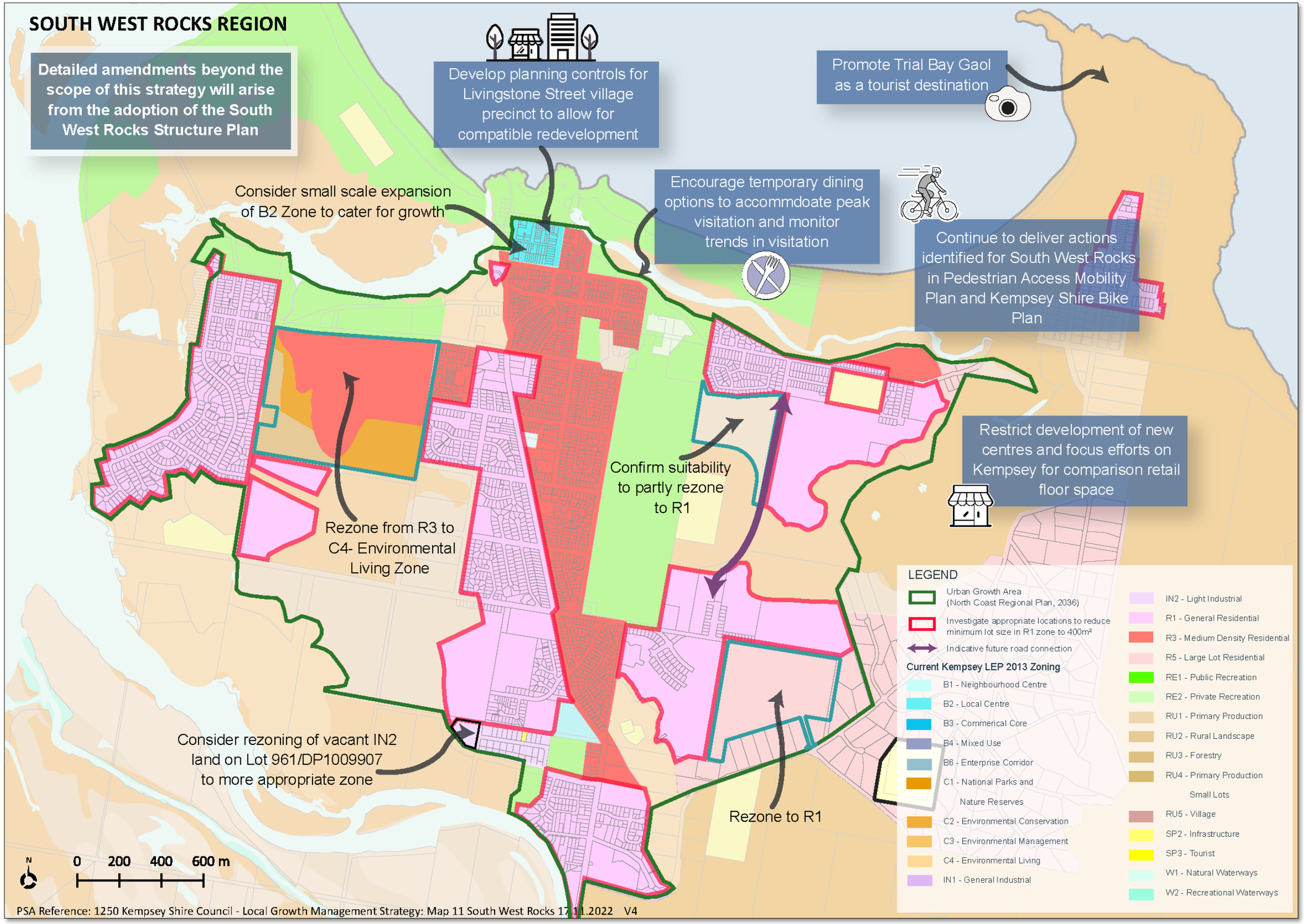
This needs to be accompanied by other important transport infrastructure and community infrastructure to service the needs of both permanent residents and tourists alike. The South West Rocks Structure Plan currently being prepared will address the provision of infrastructure in more detail.

9.5.5 Actions

Map 8 illustrates the recommended growth management strategy actions for South West Rocks which should be explored through the preparation of a future Structure Plan and which can also be outlined as follows:

- Undertake future structure plan for South West Rocks which addresses:
    - Delivery of over 1580 dwellings to 2041, including approximately 200 semi-detached and approximately 360 flats/apartments
    - Facilitating approximately 500 jobs between 2016-2041
    - Considering small scale expansion of B2 zone to cater for growth
    - Continuing to deliver actions under Pedestrian Access and Mobility Plan and Kempsey Shire Bike Plan
    - Provide options for temporary dining to accommodate peak visitation and monitor trends in visitation
    - Focusing on actions to fill vacant tenancies
    - Restricting development of any new centres for the foreseeable future and focusing development on Kempsey for comparison retail floor space
    - Considering reallocation rezoning of vacant IN2 Light Industrial zoned land at 55 Spencers Creek Road (Lot 961/DP1009907) to a more appropriate zone, due to development constraints

- Potential to rezone the following land to R1:
  - Lot 9DP1219664
  - A portion of Lot 44DP1274452
- Continue to promote and enhance Trial Bay Gaol as a primary tourism destination
- Put in place planning controls for the Livingstone Street village precinct to allow for redevelopment at a scale compatible with its character
- Investigate potential locations to reduce minimum lot size in R1 zone to 400m2



Map 8 – South West Rocks Local Growth Management Strategies and Actions

9.6 Bellbrook

Bellbrook is a small rural village with rich Aboriginal and European significance, located in the Upper Macleay Valley. Situated high above the banks of the Macleay River on a ridgeline, the picturesque village is surrounded by scenic hinterland landscapes, including the culturally and visually significant Burrel Bulai (Barralbarayi/Anderson's Sugarloaf Mountain).

Located on Thunggutti Country, approximately 43km northwest of Kempsey, with a population of around 270, Bellbrook is anticipated to experience limited future growth pressure (refer **Map 9**).

9.6.1 Vision

Bellbrook:

- maintains its quiet and peaceful rural character, heritage and cultural values;
- celebrates the Thunggutti culture and opportunities for appropriate nature-based and cultural tourism experiences;
- is the 'Gateway to Gorge Country' with the crossing of Nulla Nulla Creek contributing to a sense of arrival to the village; and
- provides access to Kempsey and Willawarrin in the east and the Upper Macleay Valley and Armidale in the west.

9.6.2 Housing

Housing within the village typically comprises single-storey, early to mid-20th century weatherboard buildings on larger lots (1000m^2 to 2500m^2). Many of these are constructed out of local timber milled in the area, referencing the village's colonial past. Some smaller lots (500m^2) and larger lot rural residential properties also occur throughout the village, with rural residential properties well setback from the road.

Despite its intact heritage character, there is some newly constructed single-storey contemporary weatherboard homes throughout the village and on its periphery.

Residential interfaces with the street are characterised by wide grassy verges. Where fences are present, fence materials and heights vary and are generally in keeping with the rural dwelling character. Mature trees and established gardens contribute to Bellbrook's vegetated character.

This historic rural character is further reinforced by surrounding residential development that extends north on rising topography associated with Ngurra Mungan, and west along Main Street towards the Bellbrook Cemetery. Areas north of the Main Street are primarily accessed via Thunggutti Drive, which also provides access to the Thunggutti community located to the north on the banks of Nulla Nulla Creek.

The current extent of the village, which is currently zoned RU5 – Village will be retained. This will help to maintain and enhance the rural character, heritage and culture. The area is expected to experience limited growth pressure, which will also be constrained by the lack of sewerage connections.

Existing housing, Bellbrook

9.6.3 Employment

The quiet and historic village character of Bellbrook is reinforced by the limited and scattered nature of commercial development and community buildings on both sides of Main Street, to the north of the Macleay River.

The restored Bellbrook Hotel and Bellbrook School of Arts (Bellbrook Hall) are key landmarks. These buildings, along with the Police Station, old Bellbrook General Store, Bellbrook Public School, St. Patrick's Catholic Church and St. James Anglican Church contribute to the village's early 20th century character.

Bellbrook also acts as a small service centre for the Thunggutti Community and nearby rural farmsteads, which contribute to the character of the surrounding rural landscape.

Main Street, Bellbrook

Park and Recreation Facilities, Bellbrook

9.6.4 Infrastructure and Servicing

Any new development should be capable of being serviced by appropriate transport, water and sewerage infrastructure and should promote accessibility and walkability, noting the limitations of the village in that sewerage connections are not currently (nor likely to be) provided.

Bellbrook is serviced by the Bellbrook Water Supply Scheme. The water supply scheme is comprised of 1 Water Reservoir and a 2.5 km network of water reticulation mains. The water supply scheme source is the Bellbrook bores, drawing groundwater from the Macleay River Shingle Bed.

The Integrated Water Cycle Management (IWCM) project currently underway is developing a 30-year strategy for the provision of appropriate, affordable, cost-effective and sustainable water services to meet Council's growth, as well as protecting public health and the environment. The IWCM strategy and Issues Paper will be completed by 2023. Following

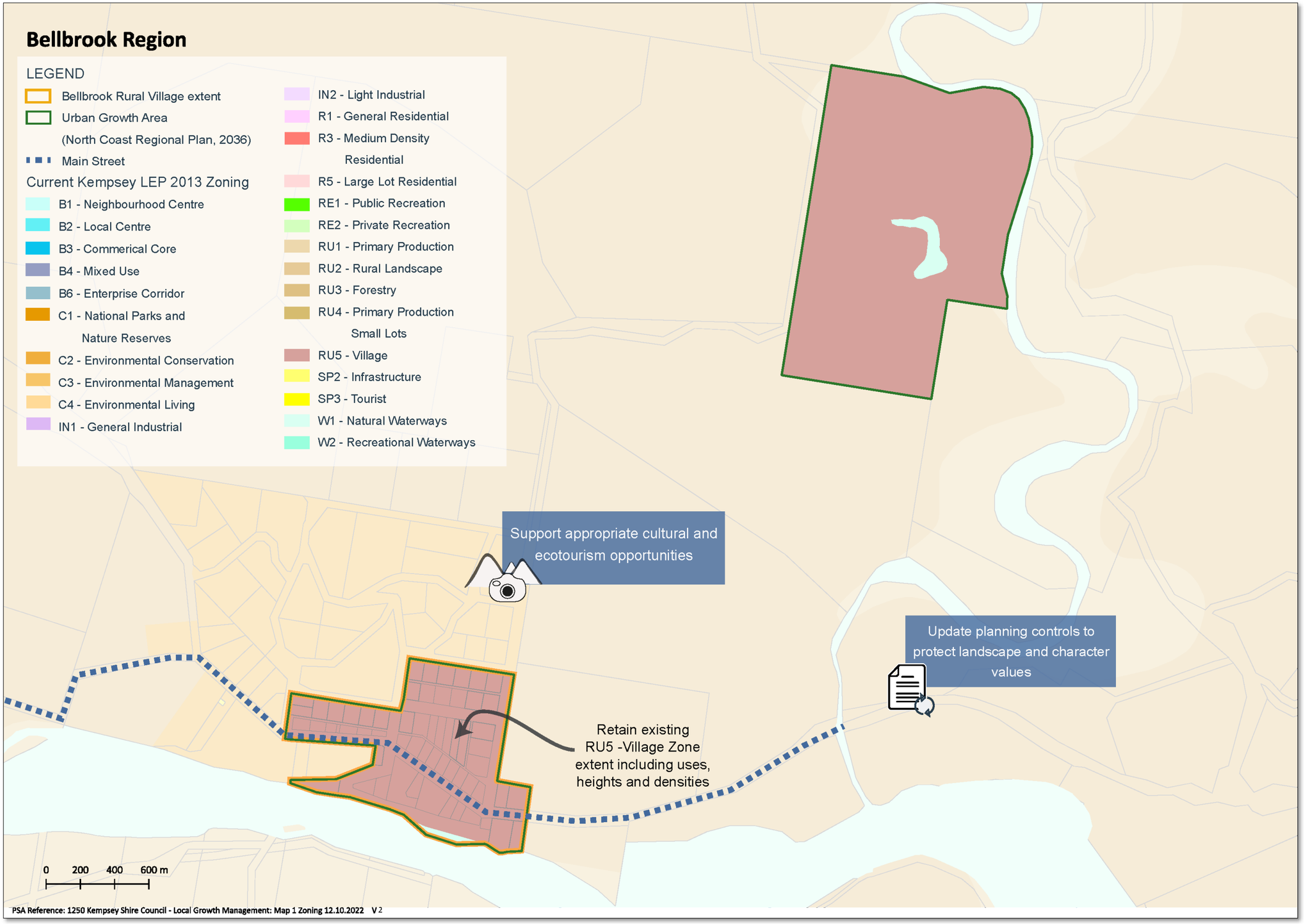
the completion of the IWCM and based on the recommendations of the Issues Paper, Council will complete a Council wide water servicing strategy aiming to identify all the water reticulation infrastructure upgrades required to service the Shire for the next 30 years.

Bellbrook does not have sewerage collection and treatment services. Council does not plan to provide sewerage collection and treatment at Bellbrook in the immediate future.

9.6.5 Actions

Map 9 illustrates the recommended growth management strategy actions for Bellbrook, which can also be outlined as follows:

- Retain the existing RU5 - Village zone extent to maintain the unique rural village character
- Review and update the applicable planning controls to protect Bellbrook's landscape and character values
- Support appropriate cultural and eco-tourism opportunities within the area
- Investigate opportunities to provide formal pedestrian connection between the river and the village



Map 9 – Bellbrook Local Growth Management Strategies and Actions

9.7 Willawarrin

Willawarrin is a small, charming rural village nestled in the Upper Macleay Valley, situated on a gentle rise between the Macleay River and Hickeys Creek and surrounded by gently undulating farmland that gives way to picturesque grazed and forested hills.

Located on Thunggutti Country, approximately 30km northwest of Kempsey, with a population of around 200, Willawarrin is anticipated to experience limited future growth pressure and will retain its quiet and peaceful rural character (refer **Map 10**).

9.7.1 Vision

Willawarrin:

- maintains its small-scale rural and low-rise character, providing a quiet and peaceful village for its residents;
- provides a streetscape and urban design improvements for enhanced physical and visual connectivity and amenity outcomes of the village.

9.7.2 Housing

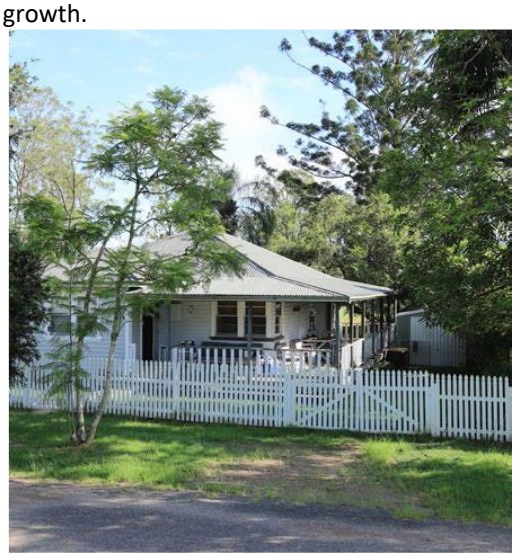
Housing within the village typically comprises single-storey, mid-20th century weatherboard buildings, on small (500m^2) and large (1000m^2) lots. Many of these are constructed out of local timber milled in the area, referencing the village's timber-getting past.

Residential interfaces with the street are characterised by wide grassy verges and, where existing, low fences that afford a high level of visual permeability. Mature plantings and eclectic gardens within private lots contribute to the somewhat vegetated character of the settlement.

In addition to the more historic dwelling character buildings, some contemporary single-storey brick homes are also located throughout the village and on its periphery. This includes dwellings on larger rural lots, which are concentrated to the south of Main Street and are well set back from the road.

Despite the quiet and relatively undeveloped village character, Willawarrin also functions as a small service centre for nearby rural farmsteads, which contribute to the village's rural landscape setting and livelihood.

The established character and dispersed nature of the village should be retained as a way of preserving the historic and heritage values of the area. The existing residential lot size and zoning should be retained for the village, particularly given the lack of sewerage infrastructure which will limit any significant growth.



Existing housing, Willawarrin

9.7.3 Employment

The village core is characterised by commercial strip development on both sides of Main Street, interrupted by a drainage corridor that effectively divides Willawarrin into two distinct parts.

In the eastern part of the village core, the iconic two-storey heritage-listed Willawarrin Hotel and the picturesque St John's Catholic Church are key landmarks that reinforce the village gateway experience. Other key commercial and community buildings in the eastern part of the village include Willawarrin Public Hall and CWA building, both of which are heritage-listed.

The western part of the village core contains the Willawarrin General Store and Post Office, Macleay Valley Rural Supplies, old St Thomas's Anglican Church, Willawarrin Memorial Park and heritage-listed War Memorial which contribute to the historic atmosphere of the village.

Converted residential dwellings, including the old bakery, St Thomas's Anglican Church and butcher's shop also contribute to Willawarrin's charming rural village character, which is further enhanced by more extensive residential development that extends west along Main Street towards the heritage-listed Willawarrin Public School.

The existing extent of the RU5 – Village zone is retained, with no further increase in the current RU5 extent recommended, as a way of maintaining the rural village and character of Willawarrin.

Willawarrin Hotel, Willawarrin

9.7.4 Infrastructure and Servicing

Any new development should be capable of being serviced by appropriate transport, water and sewerage infrastructure and should promote accessibility and walkability, noting the limitations of the village in that sewerage connections are not currently (nor likely to be) provided.

Willawarrin is serviced by the Willawarrin Water Supply Scheme. The water supply scheme is comprised of 1 Water Reservoir and a 3 km network of water reticulation mains. The water supply scheme source is the Willawarrin bores, drawing groundwater from the Macleay River Shingle Bed.

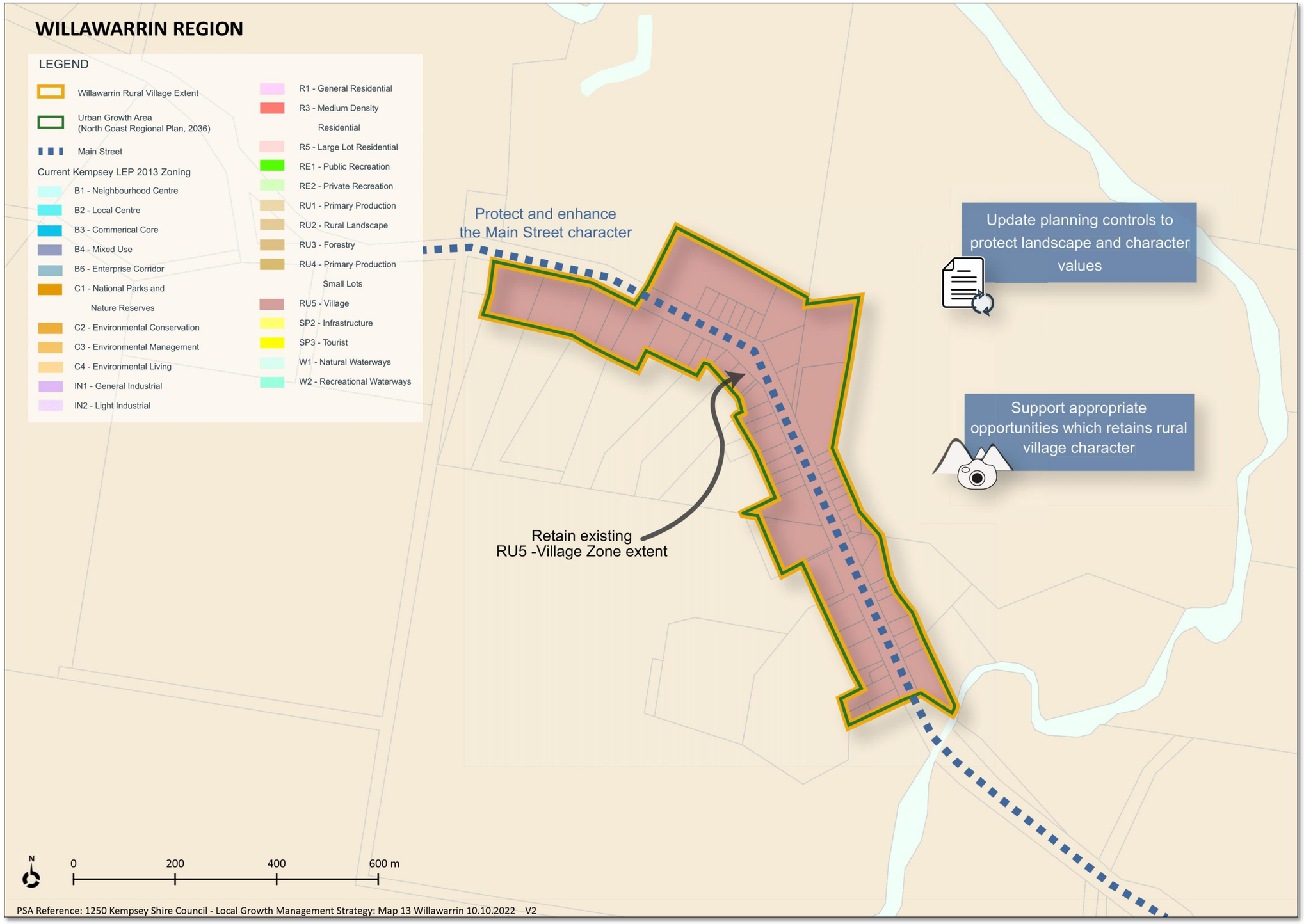
The Integrated Water Cycle Management (IWCM) project currently underway is developing a 30-year strategy for the provision of appropriate, affordable, cost-effective and sustainable water services to meet Council's growth, as well as protecting public health and the environment. The IWCM strategy and Issues Paper will be completed by 2023. Following the completion of the IWCM and based on the recommendations of the Issues Paper, Council will complete a Council wide water servicing strategy aiming to identify all the water reticulation infrastructure upgrades required to service the Shire for the next 30 years.

Willawarrin does not have sewerage collection and treatment services. Council does not plan to provide sewerage collection and treatment at Willawarrin in the immediate future.

9.7.5 Actions

Map 10 illustrates the recommended growth management strategy actions for Willawarrin, which can also be outlined as follows:

- Retain the existing extent of the RU5 - Village zone extent to maintain the unique rural village character
- Protect and enhance the Main Street character
- Review and update the applicable planning controls to encourage streetscape and urban design improvements to provide enhanced physical and visual connectivity and amenity outcomes of the village
- Support appropriate development opportunities within the area, which is fit-for-purpose and in keeping with the existing rural village character.



Map 10 - Willawarrin Local Growth Management Strategies and Actions

9.8 Stuarts Point

Stuarts Point is a quiet coastal village situated on low-lying land on the banks of the pristine Macleay Arm. Sheltered from the ocean beach by a narrow sandy spit, the village is surrounded by scenic forested hills and coastal landscapes that support nature conservation, nature-based recreation and agricultural uses.

Located on Dunghutti Country, approximately 32km northeast of Kempsey, with a population of around 750, Stuarts Point is anticipated to experience future residential growth subject to the provision of infrastructure and services (refer **Map 11**).

9.8.1 Vision

Stuarts Point:

- maintains a quiet, low-rise coastal character which protects visually significant vegetation;
- provides a development height, scale and density which is sympathetic to the protection of visual amenity;
- maintains a quality public realm, pedestrian amenity and street tree provision which contributes to the sense of place and experience of Stuarts Point;
- contains a village heart that defines the local identity, surrounded by residential living that provides coastal lifestyle housing opportunities for its community.

9.8.2 Housing

Housing within the village typically comprises one and two-storey coastal shacks, holiday homes and permanent dwellings on lots between 600m^2 to 1200m^2, though some large lots around 2000m^2 also occur along Ocean Avenue. Throughout the village, some vacant and undeveloped lots also exist, which reflects its quieter character compared to other coastal villages in the Kempsey Shire.

The age of housing stock varies, with a distinct juxtaposition of old and new dwellings constructed of weatherboard, fibro, brick and, more recently, cement render. Both older and newer two-storey dwellings tend to have balconies overlooking the street.

Residential interfaces with the street are characterised by wide grassy verges and generally fences are absent, however, where fences are present, they are typically low and afford a high level of visual permeability to the street.

In addition to residential properties within the village, Stuarts Point also acts as a small service centre for rural residential properties surrounding the village, along with the small settlement of Fishermans Reach located to the south of the village.

A future structure plan to be prepared for Stuarts Point will address the need to retain the unique coastal village character. This structure plan will facilitate orderly development in the residential zoned areas around the village as servicing and infrastructure becomes available. This includes investigating the relevance and suitability of the existing RU5 – Village zone designation, and whether a more appropriate allocation of zones could be reasonably applied – e.g. through the use of the B1: Local centre zone and R1: General residential zones to define a specific local centre extent for the village, surrounded by a range of low density residential opportunities.

Existing housing, Stuarts Point

9.8.3 Employment

Stuarts Point is a compact coastal village centred on Ocean Avenue on the edge of the Macleay Arm with a laid back and forested character. The village is accessed via Stuarts Point Road, which provides access to Kempsey in the west and Grassy Head Road, which provides access the Stuarts Point Convention Centre, Grassy Head, Scotts Head and the scenic Yarriabini National Park in the north.

The village is focused around the intersection of Ocean Avenue, Marine Parade and Banksia Street, with the Stuarts Point Foreshore Reserve and Holiday Park acting as the key attractor. This key node is reinforced by commercial development and key community infrastructure. This intersection and opportunities to divert articulated truck movements through the commercial centre will be addressed through the future structure plan to be prepared for Stuarts Point. The structure plan will also consider future expansion (consolidation) of this employment area to accommodate the needs of expanded residential areas.

Other isolated commercial and community uses including the Stuarts Point Workers' Recreation and Bowls Club also occur throughout the village, set amongst residential development which is located to the north and south of Ocean Avenue. Large areas of undeveloped private land surrounding the village and an area of undeveloped industrial land at the village entrance contribute to the forested coastal landscape setting and visual amenity of Stuarts Point.

Existing IN1: General industry zoned land in Stuarts Point is heavily vegetated and may not be realistically available for future industrial development. The existing industrial development at 906 Stuarts Point Road (Lot 321 DP1048570) and its surrounds present a more appropriate area for any further industrial development at Stuarts Point. This would need to be determined through the preparation of a future structure plan for Stuarts Point.

Marine Parade and Ocean Avenue, Stuarts Point

9.8.4 Infrastructure and Servicing

Stuarts Point is serviced by the Stuarts Point Water Supply Scheme. The water supply scheme is comprised of 1 Water Reservoir and a 27 km network of water reticulation and trunk mains. The water supply scheme source is the Stuart Point bores, drawing groundwater from the Stuarts Point aquifer.

The Integrated Water Cycle Management (IWCM) project currently underway is developing a 30-year strategy for the provision of appropriate, affordable, cost-effective and sustainable water services to meet Council's growth, as well as protecting public health and the environment. The IWCM strategy and Issues Paper will be completed by 2023. Following the completion of the IWCM and based on the recommendations of the Issues Paper, Council will complete a Council wide water servicing strategy aiming to identify all the water reticulation infrastructure upgrades required to service the Shire for the next 30 years.

Stuarts Point currently does not have sewerage collection and treatment services. Council is currently planning the construction of a new low pressure sewerage scheme and an associated Sewage Treatment Plant (STP) at Stuarts Point, servicing also Grassy Head and Fishermans Reach. The new Sewerage Scheme will provide sewage collection and treatment services to the current existing lots (Approximately 1,200 Equivalent Population – EP) and future development

areas (Approximately 1,100 EP). Completion of the scheme servicing current lots is expected to be completed by 2025, followed by infrastructure for the growth areas as required to service development timeframes.

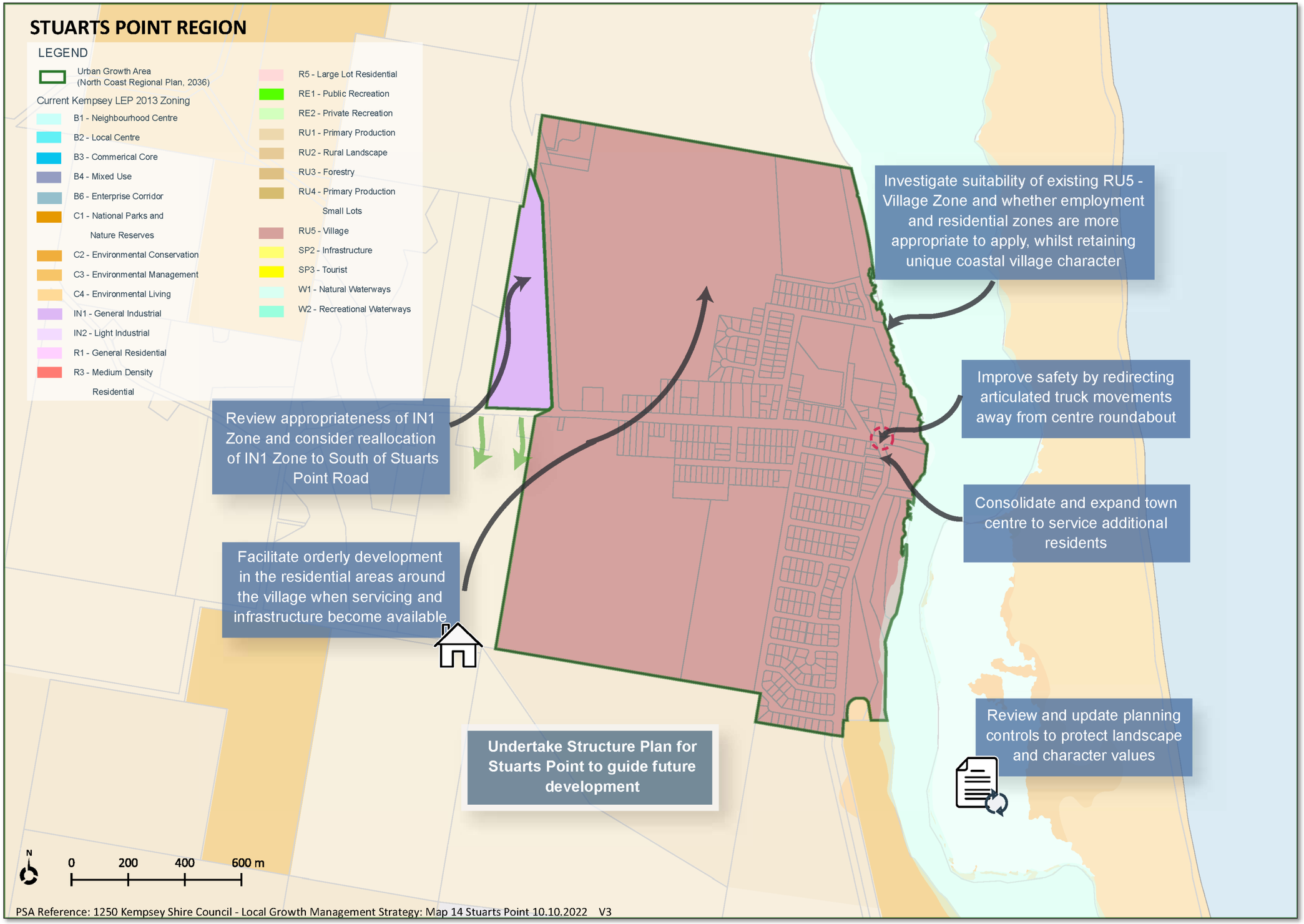
This needs to be accompanied by other important transport infrastructure and community infrastructure to service the needs of both permanent residents and tourists alike.

The Stuarts Point Structure Plan to be prepared will address the provision of infrastructure in more detail.

9.8.5 Actions

Map 11 illustrates the recommended growth management strategy actions for Stuarts Point which should be explored through the preparation of a future Structure Plan and which can also be outlined as follows:

- Prepare a structure plan for Stuarts Point to guide development into the future which must be in place with community involvement before development of vacant RU5/IN1 land proceeds. This should include:
    - Review and update the planning controls to protect Stuart Point's landscape and character values
    - Facilitate orderly development by consolidating and expanding the town centre to service potential expansion of residential areas around the village as servicing and infrastructure become available
    - Address opportunities to divert articulated truck movements through the commercial to accommodate the needs of expanded residential areas
    - Ensure future development potential (including height and density) is supported by provisions to retain the unique coastal village character
    - Address potential investment in improving the quality of the public realm, pedestrian amenity and street tree provision which contributes to the sense of place and experience of Stuarts Point
    - Address potential for existing IN1: General industry zoned land to be reallocated to land on the southern side of Stuarts Point Road in the vicinity of the existing industrial development at 906 Stuarts Point Road (Lot 321 DP1048570) and its surrounds
    - Investigate suitability of existing RU5 – Village zone designation and whether a more appropriate allocation of zones could be reasonably applied – e.g. through the use of the B2: Local centre zone and R1: General residential zones, to provide a more defined business core and surrounding residential precincts.



Map 11 – Stuarts Point Local Growth Management Strategies and Actions

9.9 Hat Head

Hat Head is a peaceful coastal hamlet located within a stunning diverse natural landscape. The village is nestled below Hat Hill at the mouth of Korogoro Creek, sheltered from the ocean beach by a narrow bar of sand and surrounded by scenic rolling and forested hills, coastal dunes and wetlands.

Located on Dunghutti Country, approximately 33km east of Kempsey on the Macleay Valley Coast, south of South West Rocks, with a population of around 300, Hat Head is anticipated to experience minimal future growth due to the limited availability of suitable land and restricted services and infrastructure (refer **Map 12**).

9.9.1 Vision

Hat Head:

- is a low-rise coastal village which maintains its quiet and low-key character through limiting further residential and commercial development opportunities;
- protects the surrounding scenic landscapes and supports opportunities for low impact nature-based tourism and recreation activities;
- retains its small seaside village atmosphere and sense of seclusion, through preserving its surrounding natural and landscape setting.

Public Bridge, Hat Head

9.9.2 Housing

Housing within the village typically comprises one and two-storey beachside shacks, holiday homes and permanent dwellings constructed of weatherboard, fibro and brick and, more recently, cement render and timber battens on small (500m^2) to larger (1300m^2) lots. Some rural properties also occur to the south of Korogoro Creek.

Residential interfaces with the street are characterised by wide grassy verges and many lots have dual access, provided via both formed roads and unformed roads. Fencing is often non-existent, however, where present, the materiality and heights vary and are generally in keeping with the dwelling character. This historic form of housing and lot presentation is unique in defining the local character of the area and should be preserved.

Throughout Hat Head large areas of undeveloped and unsubdivided private land exist. These areas are currently heavily forested and contribute to the coastal setting and visual amenity of the village and should be preserved where possible.

Some additional residential and rural properties are located to the south of Korogoro Creek, nestled into the foothills of Hat Hill and surrounded by visually significant coastal vegetation that contributes to the village's natural landscape setting and provides plentiful opportunities for nature-based recreation.

Further, planning controls limit residential densities with the capacity of the local sewerage treatment plant, allowing no further expansion of the existing RU5 – Village zone extent. Any future development of the area should give adequate consideration to responding to natural hazards.

The unique beachside community character of Hat Head should be maintained and further planning provisions developed to capture the significant character of the local village.

Existing housing, Hat Head

9.9.3 Employment

Situated on Korogoro Creek, which effectively divides the settlement into two parts, the majority of the development is situated on a long and narrow spit between the Korogoro Creek and Connors Beach and centred on Straight Street, which provides access to the Hat Head Holiday Park, Hat Head Surf Life Saving Club and Hat Head Bowling Club at the eastern most end of the village.

Hat Head does not contain a distinct village core and commercial properties are dispersed throughout the northern part of the village, occurring primarily along the southern side of Straight Street. The limited nature of commercial development within the village contributes to Hat Head's laid back and quiet beachside residential community and 'coastal holiday village' character.

Hat Head does not provide for significant employment opportunities in the future and the current extent of the RU5 – Village zone should be retained.

Existing Commerical Development, Hat Head

9.9.4 Infrastructure and Servicing

Hat Head is serviced by the Hat Head Water Supply Scheme. The water supply scheme is comprised of 1 Water Reservoir and a 13 km network of water reticulation and trunk mains. The water supply scheme source is the Hat Head borefiled, drawing groundwater from the Macleay Coastal Sands aquifer.

The Integrated Water Cycle Management (IWCM) project currently underway is developing a 30-year strategy for the provision of appropriate, affordable, cost-effective and sustainable water services to meet Council's growth, as well as protecting public health and the environment. The IWCM strategy and Issues Paper will be completed by 2023. Following the completion of the IWCM and based on the recommendations of the Issues Paper, Council will complete a Council wide water servicing strategy aiming to identify all the water reticulation infrastructure upgrades required to service the Shire for the next 30 years.

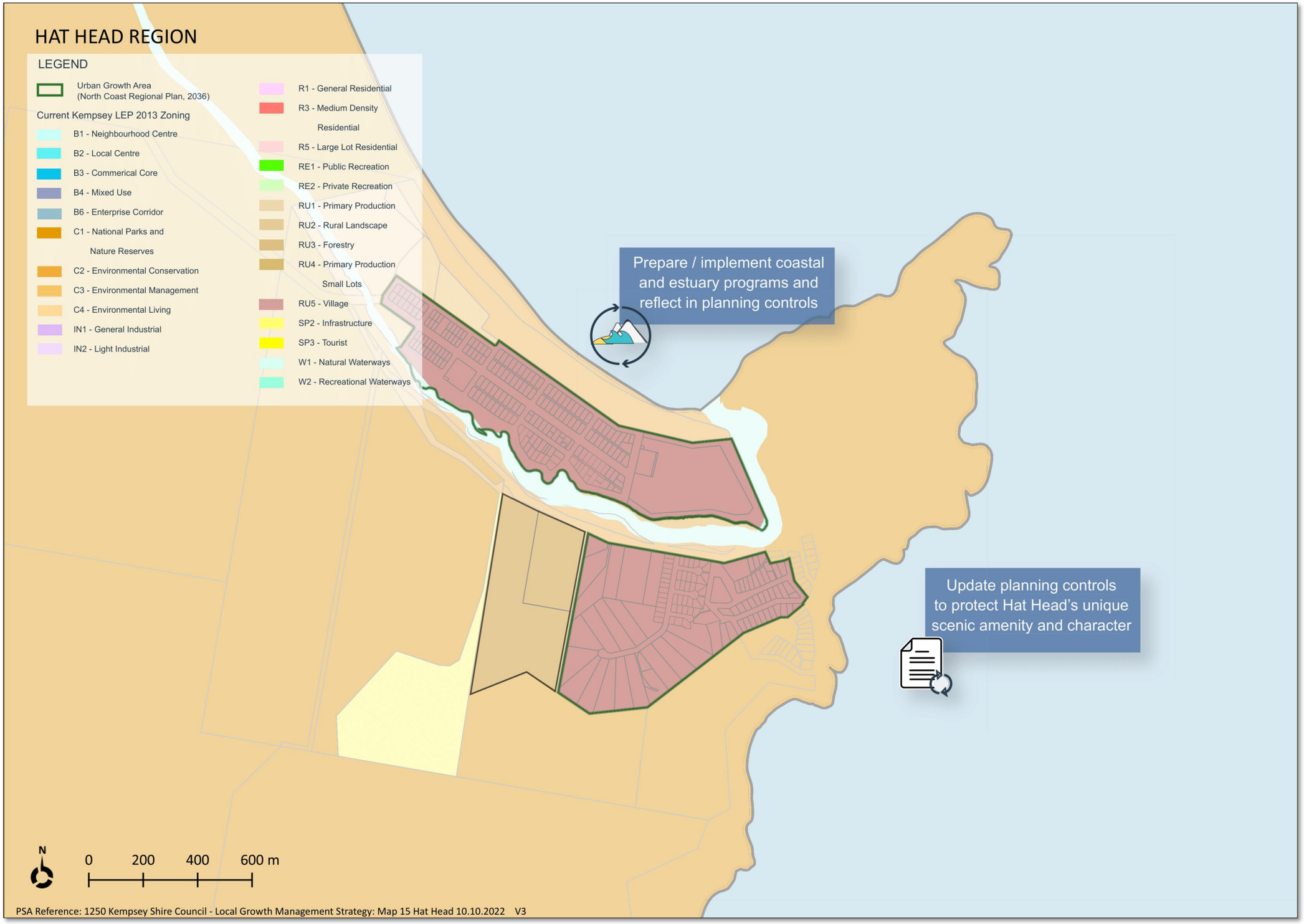
Hat Head is serviced by the Hat Head Sewage Treatment Plant (STP) scheme, comprised of 1 Sewage Pumping Station and a 11 km network of vacuum sewerage mains. The IWCM and the Hat Head sewerage servicing strategies due for completion in 2023 will identify the sewerage infrastructure upgrades required to service the sewerage catchments within the Hat Head STP catchment for the next 30 years.

Appropriate transport infrastructure and should promote accessibility and walkability.

9.9.5 Actions

Map 12 illustrates the recommended growth management strategy actions for Hat Head, which can also be outlined as follows:

- Recognise Hat Head Reserve as key open space which provides access to Hat Head Beach and Korogoro Creek, and which provide opportunities for a variety of water-based recreation activities for visitors and tourists alike.
- Planning controls protect Hat Head's unique scenic amenity and the character which defines it.
- Prepare and implement coastal and estuary programs for the area and incorporate these into the planning controls as needed.



Map 12 – Hat Head Local Growth Management Strategies and Actions

9.10 Crescent Head

Crescent Head is a relaxed coastal village situated on the gently sloping foothills of Big Nobby to the south of Killick Creek. It is renowned for its world class surf break, striking headland and coastal cliffs, beautiful beaches and attractive natural backdrop of forested ridgelines and hills.

Located on Dunghutti Country approximately 21km southeast of Kempsey on the Macleay Valley Coast, with a population of around 1,500, Crescent Head is anticipated to experience ongoing steady growth pressure due to its idyllic coastal location and popularity as a holiday destination (refer **Map 13**).

9.10.1 Vision

Crescent Head:

- maintains its picturesque coastal tourist village atmosphere through the management of development height, scale and density and protection of views towards the surrounding scenic landscapes;
- maximises its accessibility to Kempsey CBD to provide residential lifestyle housing opportunities for its residents;
- provides a quality public realm and pedestrian amenity
- offers an engaging, walkable village that provides benefits for the community and tourists alike.

Little Nobby, Crescent Head

9.10.2 Housing

Within the lower lying parts of the village, housing comprises a diverse mix of older brick, weatherboard and fibro single and two-storey detached dwellings, unit blocks and more contemporary medium density developments.

The village centre is surrounded by residential development that rises up the side of Big Nobby and follows the meandering sweep of the headland. Elevated properties overlook the centre and provide expansive views across the village towards the coastline and ocean.

On the hillslopes and ridgeline, residential dwellings of up to three storeys that are generally visually unobtrusive capitalise on panoramic views afforded by their elevated location. Throughout this area, many private homes are advertised as boutique holiday rentals.

Residential interfaces with the street are characterised by wide grassy verges and fencing is often non-existent, however where present, the materiality and heights are generally in keeping with the dwelling character.

Lot sizes in the village are typically between 500m^2 to 1000m^2, however larger lots do occur and rural residential properties are located in close proximity to the village, particularly near Dhalkunggayi Hill (Dulkoonghi Hill). Investigations

should be undertaken to determine whether the reduction in the minimum lot size to 400m2 in the R1: General residential zone will ensure alignment with the approach being taken for this zone across the Shire.

Development is consistent with the planning controls within Chapter C1 8.0 Development Requirements – Special Requirements for Crescent Head of the Kempsey DCP 2013 for Crescent Head and the future Crescent Head Structure Plan (to be prepared) and protects the established coastal character of the village.

Existing Housing, Crescent Head

9.10.3 Employment

Commercial development extends along the southern side of Main Street and Rankine Street, between Hill Street and Scott Street and recent streetscape upgrades have improved the amenity and accessibility of the eastern part of the village centre. Other dispersed commercial uses also occur throughout the village, particularly along Pacific Street where they are set amongst residential dwellings and short-stay accommodation facilities.

Small scale expansion of existing centres on B2: Local centre zoned land will be investigated, which will be undertaken as part of a planning review to enact the outcomes of the Crescent Head Structure Plan. Such expansion focuses on the provision of local services and facilities to meet the needs of residents and tourists and does not detract from the Kempsey CBD being consolidated as the primary commercial centre for the Shire.

East Street, Crecent Head

Main Street, Crescent Head

Crescent Head Foot Bridge

Crescent Head Golf Course

9.10.4 Infrastructure and Servicing

The provision of adequate infrastructure (e.g. water and sewerage) to service any growth projected for Crescent Head to 2041 will be critical in delivering additional dwellings and employment.

Crescent Head is serviced by the Crescent Head Water Supply Scheme. The water supply scheme is comprised of 2 Water Reservoirs and a 11 km network of water reticulation and trunk mains. The water supply scheme source is the Maguires Crossing borefield, drawing groundwater from the Macleay Sands aquifer.

The Integrated Water Cycle Management (IWCM) project currently underway is developing a 30-year strategy for the provision of appropriate, affordable, cost-effective and sustainable water services to meet Council's growth, as well as protecting public health and the environment. The IWCM strategy and Issues Paper will be completed by 2023. Following the completion of the IWCM and based on the recommendations of the Issues Paper, Council will complete a Council wide water servicing strategy aiming to identify all the water reticulation infrastructure upgrades required to service the Shire for the next 30 years.

Council has identified the need to upgrade the Crescent Head Water Treatment Plant. This upgrade is currently in the design phase, expected to be completed by 2024/25.

Crescent Head is serviced by the Crescent Head Sewage Treatment Plant (STP) scheme, comprised of 6 sewage pumping stations and a 14 km network of sewer gravity mains. The IWCM and the Crescent Head sewerage servicing strategies due for completion in 2023 will identify the sewerage infrastructure upgrades required to service the sewerage catchments within the Crescent Head STP catchment for the next 30 years.

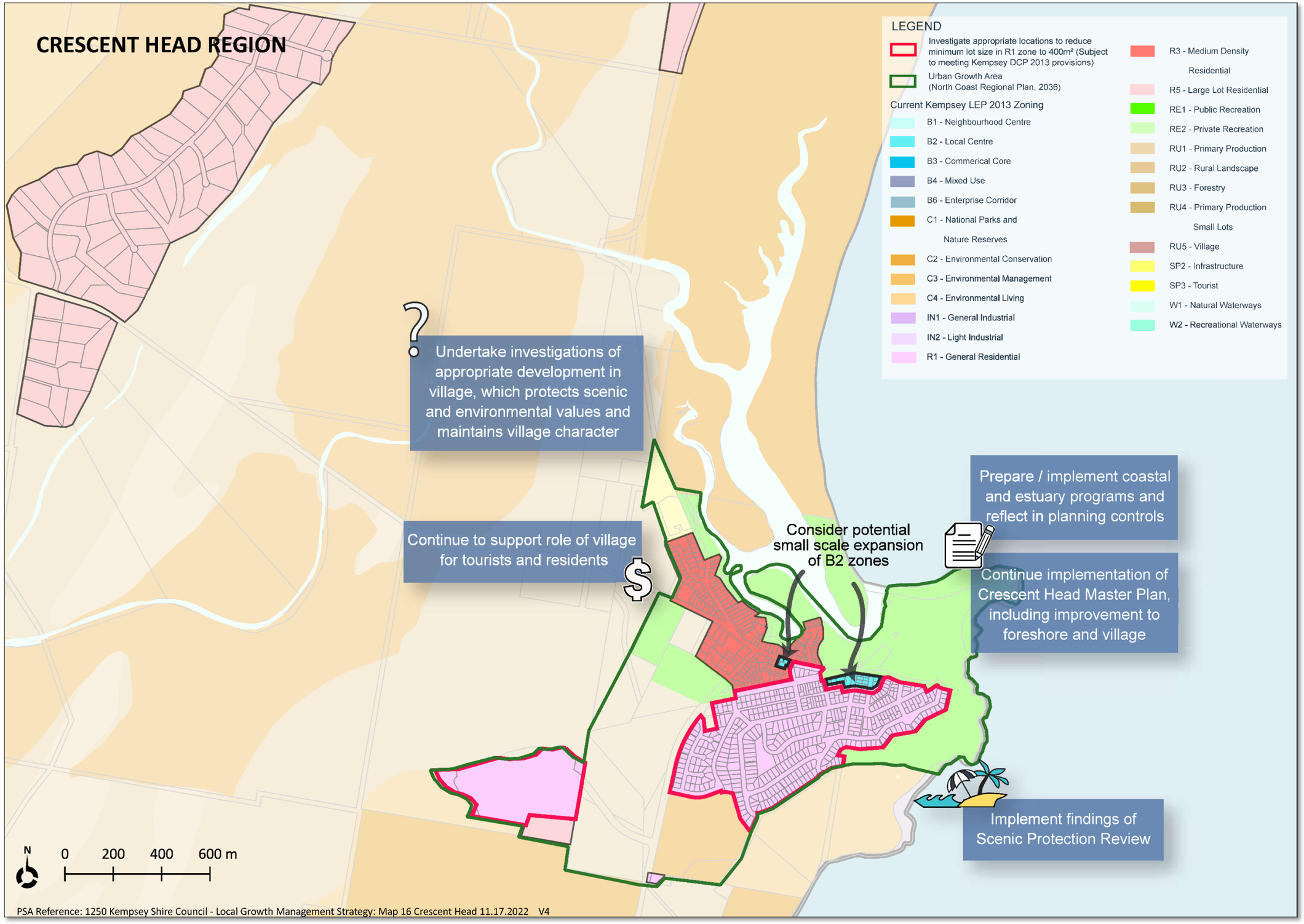
Council has identified the need to upgrade the Crescent Head Sewage Treatment Plant. This upgrade is currently in the design phase, expected to be completed by 2024.

This needs to be accompanied by other important transport infrastructure and community infrastructure to service the needs of both permanent residents and tourists alike.

9.10.5 Actions

Map 13 illustrates the recommended growth management strategy actions for Crescent Head, which can also be outlined as follows:

- Investigations should be undertaken to determine whether the minimum lot size can be reduced to 400m2 in R1: General residential zone, provided it is consistent with the Kempsey DCP2013 provisions for Crescent Head
- Continue to implement the Crescent Head Master Plan, including improvements to the foreshore and village public spaces
- Undertake a planning review in accordance with the Crescent Head Master Plan that considers the appropriate type, scale and design of development for the village, affordable housing, and the protection of scenic and environmental values. This includes investigating the potential for small scale expansion of existing centres on B1: Local centre zoned land
- Continue to support appropriate development in accordance with revised zoning within the urban growth area, based on the outcomes of the planning review
- Consider the findings of the Scenic Protection Layer Review, including the protection of scenic amenity values for any future development within the Crescent Head Urban Investigation Area and within Dhalkunggayi (Dulconghi) Heights
- Prepare and implement coastal and estuary programs for the area and incorporate these into the planning controls as needed.



Map 13 – Crescent Head Local Growth Management Strategies and Actions

9.11 Frederickton

Frederickton is an established residential community and small heritage village centre situated to the north of Christmas Creek on a gentle bend of the Macleay River, downstream of Kempsey. It is surrounded by low-lying plains associated with the Macleay River floodplain, which support grazing on modified pastures and wetlands and provide a rural setting to the village.

Located on Dunghutti Country, Frederickton is approximately 6km northeast of Kempsey with a population of around 1,400. The area is anticipated to experience ongoing steady growth pressure due to its close proximity to Kempsey, the Pacific Highway and the availability of flood-immune residential land (refer **Map 14**). The majority of future growth is anticipated to occur to the north of the village, within identified growth areas.

9.11.1 Vision

Frederickton:

- is a relaxed, low-rise residential township which embraces its character and heritage features;
- supports economic growth and revitalisation of the heritage village centre;
- capitalises on its proximity to Kempsey, which signifies it as an important growth area that provides residential lifestyle options in close proximity to the Kempsey town centre.

Macleay Street, Frederickton

9.11.2 Housing

The age and typology of housing varies throughout the village, and includes intact character buildings dating from the late 19th and early 20th century. Older properties are typically on larger lots (2000m^2 plus) and comprise single-storey weatherboard and brick cottages, with verandas addressing the street, corrugated iron roofs and carports and garages located at the rear of the property. Fences to these properties typically correspond with the materiality of the dwelling and provide strong visual connectivity to the street.

Newer properties are situated on lots between 600m^2 and 1200m^2 and comprise one and two-storey contemporary brick and rendered concrete detached dwellings with large double garages addressing the street. Recent development, including the independent living villas adjacent to Macleay Valley House Aged Care Residential Facility, is introducing new types of building including smaller lot housing into the village. This is changing the residential dwelling character of Frederickton.

Surrounding residential development follows an established grid and is located on gently undulating terrain that rises to the north from the Macleay River. The layout of lots and location of dwellings is strongly informed by the local topography, including a small drainage line that flows through the settlement.

The area has minor flooding impacts and sewage capacity is currently constraining growth for residential development. This will be addressed through a future structure plan to be prepared for Frederickton, as identified within the LSPS.

Whilst no further expansion of the R5: Large lot residential zone is recommended, there are opportunities to investigate the potential for further R1 zoned land to be brought on to cater for dwelling growth, however this will be subject to confirming that the land is able to be adequately serviced with sewerage infrastructure.

A future Planning Proposal to include land on Great North Road, Flanagan Street and Yarrabandinni Road within the R1 zone may need to be reflected within the structure plan to be prepared. Part of Lot 12 DP1257536 should also be rezoned to recognise the existing retirement facility.

Existing Residential development, Frederickton

9.11.3 Employment

Frederickton is primarily a residential community, and was historically a major commercial activity and shipping centre. There is currently no defined business precinct within the village. This heritage is reflected today by the presence of mixed commercial and retail development located close to the river's edge at the corner of Remembrance Way and Macleay Street, which provides access via Macleay Valley Way to Kempsey in the south and to the Pacific Highway to the east.

Key buildings in the village centre include the General Store, former Post Office, the Macleay River Hotel, former Old Cheese Factory and older timber cottages, several of which are heritage-listed and contribute to the historic character of the village. West of the village centre, isolated commercial and community buildings, including the heritage-listed Frederickton Community Arts Hall, extend along Macleay Street and contribute to the dispersed nature of the village.

North of Great North Road, which was the historic entry road into the village prior to the provision of the Pacific Highway, the cemetery and the heritage-listed Frederickton Public School and War Memorial are located on a small hill in a commanding position above the village, and industrial and agricultural uses provide a transition between the village and the surrounding rural landscape.

Opportunities to investigate the potential expansion of industrial land within Frederickton as part of the structure plan to be prepared will be explored. This includes land to the north and north west of the existing IN1 – General Industry zoned land, where in close proximity to the Pacific Highway and which may attract additional freight and logistics operators.

As part of the preparation of the structure plan, the suitability of existing RU5 – Village zone designation should be reassessed and whether a more appropriate allocation of zones could be reasonably applied – e.g. through the use of the B2: Local centre zone and R1: General residential zones, to provide a more defined business core/village heart and surrounding residential precincts.

Old Cheese Factory, Frederickton

9.11.4 Infrastructure and Servicing

Frederickton is serviced by the Kempsey District Water Supply Scheme. The water supply scheme is comprised of 8 Water Reservoirs and a 43 km network of water reticulation and trunk mains. The water supply scheme source is the Sherwood borefields, drawing groundwater from the Macleay River Alluvium, and water storage in Steuart McIntyre Dam.

The Integrated Water Cycle Management (IWCM) project currently underway is developing a 30-year strategy for the provision of appropriate, affordable, cost-effective and sustainable water services to meet Council's growth, as well as protecting public health and the environment. The IWCM strategy and Issues Paper will be completed by 2023. Following the completion of the IWCM and based on the recommendations of the Issues Paper, Council will complete a Council wide water servicing strategy aiming to identify all the water reticulation infrastructure upgrades required to service the Shire for the next 30 years.

Frederickton is serviced by the Frederickton Sewage Treatment Plant (STP) Scheme, comprising 4 Sewage Pumping Stations (SPS) and 11 km of sewer gravity mains. The Sewerage servicing strategy due for completion in 2022 and the IWCM strategy due for completion in 2023 will identify the sewerage infrastructure upgrades required to service the sewerage catchments within Frederickton STPs for the next 30 years.

Council has identified the need to construct the new Central Kempsey STP to improve effluent quality, comply with the NSW EPA EPL requirements and replacing West Kempsey, South Kempsey and Frederickton STPs, and cater for the ultimate catchment growth. The Central Kempsey STP is currently in the planning phase, due for completion by 2027.

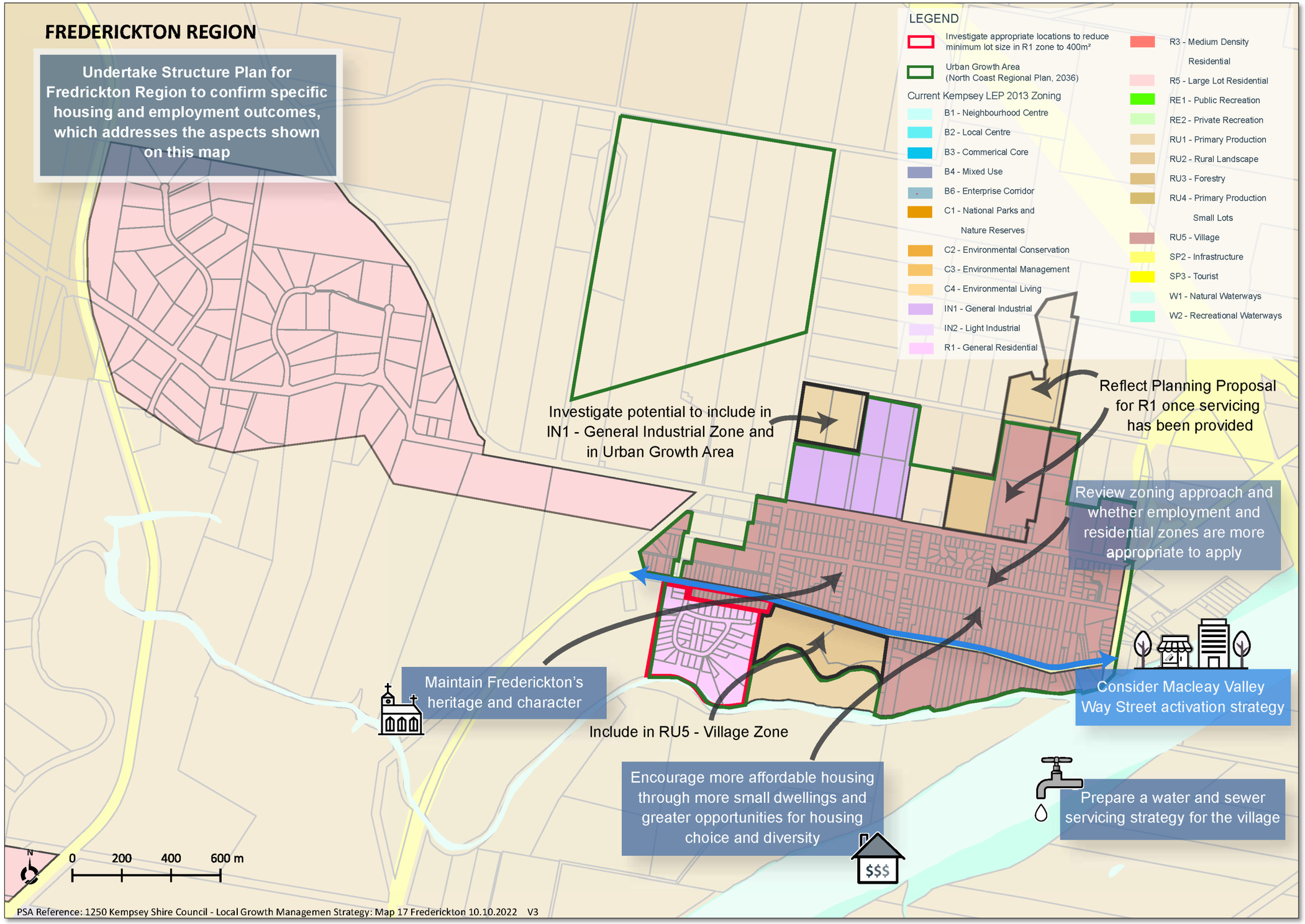
This needs to be accompanied by other important transport infrastructure and community infrastructure to service the needs of the community.

The Frederickton Structure Plan to be prepared will address the provision of infrastructure in more detail, with a specific action being to prepare a water and sewer servicing strategy for the village.

9.11.5 Recommendations/Actions

Map 14 illustrates the recommended growth management strategy actions for Frederickton which should be explored through the preparation of a future Structure Plan and which can also be outlined as follows:

- Prepare a structure plan for Frederickton to guide development into the future. This should include:
    - Minor expansion of IN1: General Industrial zone land to accommodate future employment growth to 2041, including land to the immediate north/west (this may require inclusion of such land within the Urban Growth Area).
    - Consider designating additional land for future industrial development to the north-west of the existing industrial zoned land, which could act to attract additional freight and logistics operators to the region, given its location adjacent to the Pacific Highway and within proximity to the railway line
    - Prepare a water and sewer servicing strategy for the village
    - Identify suitably serviced land for further residential development that does not adversely impact Frederickton's heritage or character
    - Include Lot 12 DP1257536 in RU5: Village zone (or similar) to recognise existing retirement facility
    - Prepare a Planning Proposal for identified land on Great North Road, Flanagan Street and Yarrabandinni Road to be included in the R1 zone
    - Consider a Macleay Valley Way street activation strategy
    - Investigate suitability of existing RU5 – Village zone designation and whether a more appropriate allocation of zones could be reasonably applied – e.g. through the use of the B2: Local centre zone and R1: General residential zones, to provide a more defined business core and surrounding residential precincts.



Map 14 – Frederickton Local Growth Management Strategies and Actions

9.12 Smithtown and Gladstone

Smithtown is a laid-back residential community and working rural village with a small heritage precinct situated on a narrow peninsula of the Macleay River across the river from Gladstone. The village is surrounded by low-lying plains associated with the Macleay River floodplain, which supports grazing and cropping on modified pastures and wetlands creating an attractive rural setting.

Gladstone is a small, charming, historic village and rural community situated on the eastern bank of the Macleay River across the river from Smithtown. Surrounded by low-lying plains, which support grazing on modified pastures and wetlands, Gladstone is known as the cultural heart of the Macleay Valley Coast.

Located on Dunghutti Country, Gladstone is approximately 12km northeast of Kempsey with a combined population of around 1000. Future growth within Smithtown and Gladstone is anticipated to be limited and constrained due to the significant potential to flood (refer **Map 15**). Given the limited pressure for growth, it is not anticipated that these towns will make a significant contribution to the provision of future housing or employment opportunities.

9.12.1 Vision

Smithtown and Gladstone:

- maintain their laid-back residential and quaint heritage charm and character, whilst supporting economic growth and revitalisation of the heritage village centre and the riverfront;
- provides a quality public realm and pedestrian amenity which benefits the community and tourists alike.

9.12.2 Housing

Smithtown

The age and typology of housing for Smithtown and Gladstone varies; however, the residential character of Smithtown has been strongly influenced by eras of successive flood events. Single-storey dwellings typically have an elevated ground floor and stair access, whilst many of the older weatherboard cottages have been lifted and filled in underneath with brick or concrete masonry blocks. Within the village, residential lot sizes typically vary between 400m2 and 1000m2, with small lots occurring along Main Street adjacent to Smithtown Road. Residential development is focused in the eastern part of the settlement and follows an established grid along the peninsula, with western parts of the town supporting more rural, industrial and open space uses.

Fences are often absent, however, where present, low fences that correspond with the materiality of the associated residential dwelling are common and provide strong visual connectivity to the street. In addition to residential development within the village, there is also some RU5 – Village development on Croads Esplanade and surrounding the town.

Gladstone

The age and typology of housing varies within Gladstone, however, typically comprises single-storey, weatherboard and brick detached dwellings dating from the 19th century and early 20th century on lots that vary between 600m2 and 1500m2. Typical older dwelling character features include verandahs addressing the street and corrugated iron roofs, while more contemporary dwellings also occur outside of the Heritage Conservation Area.

Residential interfaces with the street are characterised by wide grassy verges and fences are often absent. However, where present, low fences that correspond with the materiality of the associated residential dwelling are common and provide strong visual connectivity between residential properties and the street. Despite the low-lying situation of the village, the influence of flooding on the built form character of Gladstone is limited. Relatively few dwellings have an elevated ground floor and stair access or have been raised, which is common across the river in Smithtown.

Given the limited growth pressure expected for Smithtown and Gladstone and due to flooding hazards, this Local Growth Management Strategy recommends that the existing extent of the RU5 – Village zone be maintained.

Examples of existing forms of housing, Smithtown and Gladstone

9.12.3 Employment

Smithtown

Whilst located across the river from Gladstone, Smithtown possesses its own distinct character and is primarily a residential community, defined in part by the presence of the Nestlé factory, which is a key local landmark and employment centre.

The historic village precinct is located on Main Street, and, whilst the Smithtown Hall located at the entrance to the village reinforces the arrival experience, the village lacks a distinctive commercial and retail core, with limited retail and commercial development along Main Street interspersed by character residential dwellings. The contemporary Riverview Hotel, located on Fitzgerald Avenue adjacent to Yakka Watson Reserve on the river's edge is a key commercial establishment.

Gladstone

Gladstone is a small historic rural village which includes the Gladstone Conservation Area, situated to the west of Barnard Street along the Macleay River's edge at the confluence of the Macleay and Belmore Rivers. The village is centred around a quaint and revitalised 'heritage' centre along Kinchela Street, and is accessed from the north and south via South West Rocks Road, which is part of Tourist Drive 12 and provides access to South West Rocks in the east and South Kempsey in the west.

Gladstone, whilst geographically smaller than Smithtown that is situated across the Macleay River, acts as the primary service centre for the two villages and supports more commercial and retail development. The historic village centre is focused on Kinchela Street to the south of Memorial Avenue, and contains boutique shops, cafés and accommodation options that cater for tourists and visitors. The Heritage Hotel of Gladstone and The Gladstone Hub are key landmarks located across the road from Gladstone War Memorial Park that is situated on the river's edge and contributes to the unique setting and amenity of the village.

The small village precinct is surrounded by residential development which follows an established, narrow grid that runs parallel to the Macleay River, whilst some additional commercial development also occurs along Barnard Street in the northern part of the village.

Smithtown General Store and Post Office, Smithtown

Nestle Factory, Smithtown

Kinchela Street, Gladstone

9.12.4 Infrastructure and Servicing

While flood hazard will restrict opportunities, limited growth is projected for Smithtown and Gladstone, however the provision of adequate infrastructure (e.g. water and sewerage) to service any growth to 2041 will be required. This needs to be accompanied by other important transport infrastructure and community infrastructure to service the needs of the community.

Smithton and Gladstone are serviced by the Kempsey District Water Supply Scheme. The water supply scheme is comprised of 8 Water Reservoirs and a 435 km network of water reticulation and trunk mains. The water supply scheme source is the Sherwood borefields, drawing groundwater from the Macleay River Alluvium, and water storage in Steuart McIntyre Dam.

The Integrated Water Cycle Management (IWCM) project currently underway is developing a 30-year strategy for the provision of appropriate, affordable, cost-effective and sustainable water services to meet Council's growth, as well as protecting public health and the environment. The IWCM strategy and Issues Paper will be completed by 2023. Following the completion of the IWCM and based on the recommendations of the Issues Paper, Council will complete a Council

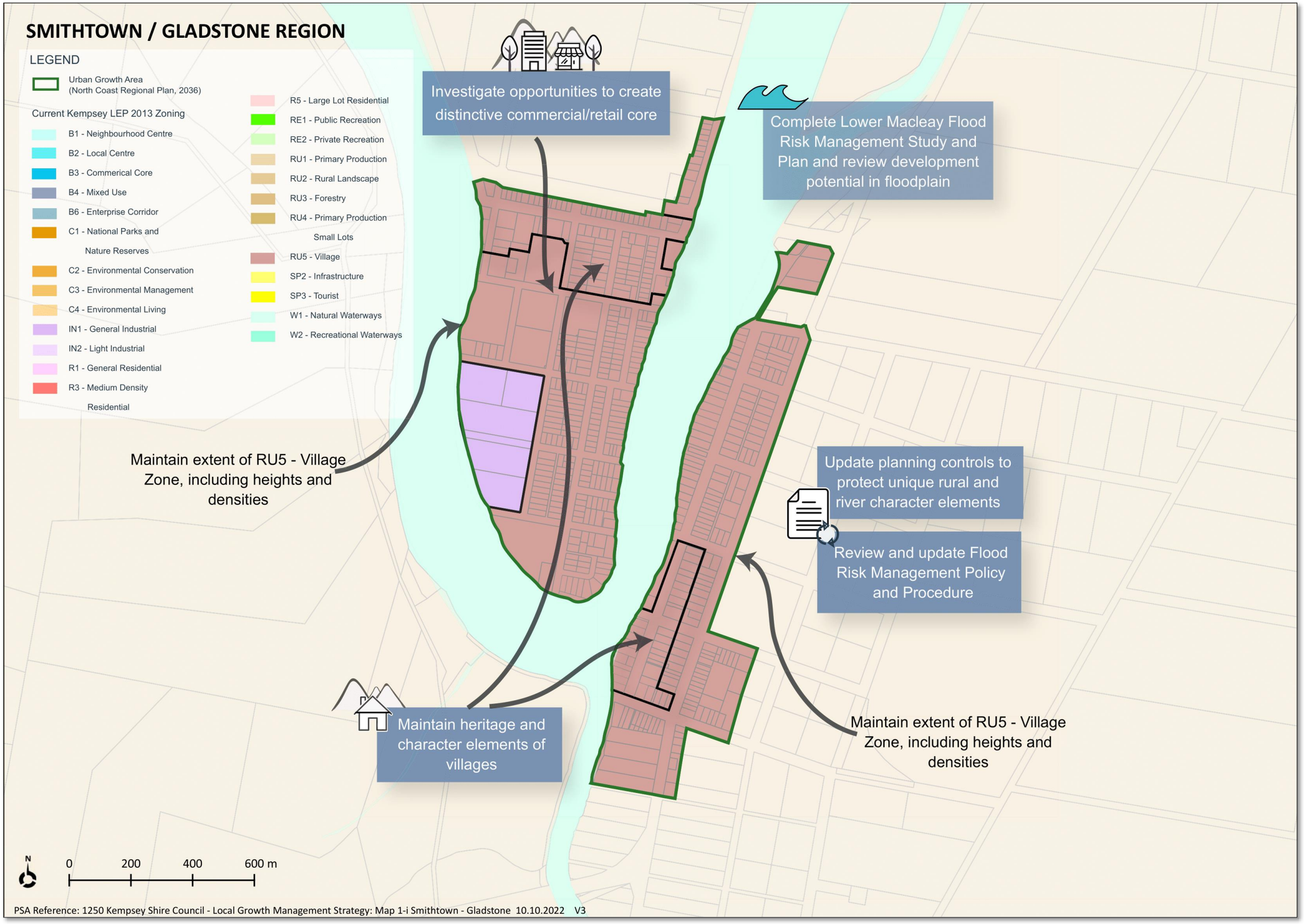
wide water servicing strategy aiming to identify all the water reticulation infrastructure upgrades required to service the Shire for the next 30 years.

Smithtown and Gladstone are serviced by the Gladstone sewage treatment plant (STP) scheme, comprised of 8 sewage pumping stations and 9 km of sewer gravity mains. The IWCM and the Smithtown and Gladstone sewerage servicing strategies due for completion in 2023 will identify the sewerage infrastructure upgrades required to service the sewerage catchments within the Gladstone STP catchment for the next 30 years.

9.12.5 Recommendations/Actions

Map 15 illustrates the recommended growth management strategy actions for Smithtown and Gladstone, which can also be outlined as follows:

- Maintain existing RU5: Village zone, including building heights and densities, to protect the unique arts and crafts heritage and character elements of the village, recognising the limited growth pressure for this area
- Complete the Lower Macleay Flood Risk Management Study and Plan and review development potential within the floodplain
- Review and update Council's flood risk management policy and procedure
- Review and update the planning controls to protect Smithtown and Gladstone's unique rural and river character elements
- Recognise continued presence of Nestle as a significant employer in the area
- Investigate opportunities to create a distinctive commercial and retail core for Smithtown



Map 15 – Smithtown and Gladstone Local Growth Management Strategies and Actions